

SEND TAX NOTICE TO:

(Name) Dennis R. Madison

(Address) 1589 South Point Drive
Bessemer, AL 35023

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, Birmingham, AL 35216

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100'S---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

B. G. WINFORD d/b/a B. G. WINFORD BUILDERS

(herein referred to as grantors) do grant, bargain, sell and convey unto

DENNIS R. MADISON AND WIFE, KAREN LYNNE MADISON

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 9, according to the Map and Survey of Southpointe, 3rd Sector, as recorded in Map Book 12, Page 76, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to easements, restrictions and right of ways of record.

\$135,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This is the homestead property of the above stated Grantees.

1. Deed Tax \$ 34.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 37.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, i have hereunto set my hand(s) and seal(s), this 10th

day of February, 19 89

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

89 FEB 15 AM 10:07

(Seal)

(Seal)

STATE OF ALABAMA
JUDGE OF PROBATE
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that B. G. Winford

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 10th

day of February, A. D., 19 89

Commission Expires: 8-25-90

Public.

BOOK 226 PAGE 632