

1034

SEND TAX NOTICE TO:

(Name) B. G. Winford Builders, Inc.

(Address) 588 Russet Bend Drive  
Bessemer, AL 35023

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, B'ham, AL 35216

Form TICOR 5100 1-84

**WARRANTY DEED—TICOR TITLE INSURANCE**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100'S DOLLARS (\$15,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Frank Abernathy, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

B. G. Winford Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 3 and 5, according to the Survey of Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11 page 61 in the Judge of Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

Minerals and mining rights excepted.

1. Deed Tax	\$	<u>1500</u>
2. Mtg. Tax		<u>        </u>
3. Recording Fee		<u>250</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>1850</u>

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

89 FEB 21 AM 8:47

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

BOOK 227 PAGE 314

THIS DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 26th day of January, 1989

.....(Seal)  
.....(Seal)  
.....(Seal)

*Frank Abernathy* (Seal)  
Frank Abernathy  
.....(Seal)  
.....(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Abernathy 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 26th day of January, A. D., 1989

MY COMMISSION EXPIRES FEBRUARY 5, 1991

*Margaret McKea*  
Notary Public