

SEND TAX NOTICE TO:

(Name) Richard T. Evans

(Address) 499 Hillandell drive
Birmingham, AL 35244

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, AL 35216

Form TICOR 5400 1-84

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

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ---ONE HUNDRED EIGHTY-THREE THOUSAND AND NO/100'S (\$183,000.00) DOLLARS

to the undersigned grantor, B. G. WINFORD BUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Richard T. Evans and wife, Cynthia B. Evans
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY COUNTY, to-wit:

Lot 2, Block 3, according to the Survey of Havenwood Park, 2nd Sector, as
recorded in Map Book 10, Page 47, in the Probate Office of Shelby County,
Alabama.

Situated in Shelby County, Alabama.

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

\$164,700.00 of the purchase price recited above was paid from a Purchase Money
Mortgage filed simultaneously herewith.

BOOK 260 PAGE 470

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT -9 PM 1:41

William P. Swindley, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 18.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 25.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Brett G. Winford
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of September 19 89

ATTEST:

B. G. WINFORD BUILDERS, INC.

By *Brett G. Winford* President
Brett G. Winford

STATE OF Alabama
COUNTY OF Jefferson

I, J. Dan Taylor
State, hereby certify that Brett G. Winford
whose name as President of B. G. WINFORD BUILDERS, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

28th

day of September 19 89