

1804

This instrument was prepared by  
(Name) J. Dan Taylor

Send Tax Notice To: B. G. Winford  
name  
588 Russet Bend Drive  
address  
Bessemer, Al. 35023

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

**WARRANTY DEED-**

STATE OF ALABAMA  
Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$7,500.00)

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

LAURENCE KEELAN ABERNATHY, EXECUTOR OF THE LAST WILL AND TESTAMENT OF FRANK ABERNATHY (DECEASED)  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

B. G. WINFORD BUILDERS, INC.

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

Lot 9, according to Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11, page 61, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

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

BOOK 288 PAGE 760

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

90 APR 26 AM 10:19

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

1. Deed Tax	\$ 7.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 14.00

TO HAVE AND TO HOLD to the said grantees, 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 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 hands(s) and seal(s), this 18th day of April, 1990.

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

*Laurence Keelan Abernathy*  
*as Executor of the Last Will and Testament of Frank Abernathy*  
**LAURENCE KEELAN ABERNATHY, as Executor of the Last Will and Testament of Frank Abernathy (Deceased)**  
.....(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

**General Acknowledgment**

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that Laurence Keelan Abernathy, whose name as Executor of the Last Will and Testament of Frank Abernathy (Deceased) 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 18th day of April, A. D., 1990.

*J. Dan Taylor*  
**J. DAN TAYLOR** Notary Public