

1678

This instrument was prepared by

Send Tax Notice To: Christopher B. Griffin
name 588 Russet Bend Dr.
Bessemer, Al. 35023
address

(Name) James R. Moncus, Jr.
1318 Alford Ave.
(Address) Birmingham, Al. 35226
O-200

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ten thousand five hundred and no/100 (\$110,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Brett G. Winford and his wife Nancy Ann Winford

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

Christopher B. Griffin and Robin L. Griffin

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

Shelby County, Alabama to-wit:

Lot 15, according to the Survey of Russet Bend, as recorded in Map
Book 11, Page 52 in the Probate Office of Shelby County, Alabama.

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

\$95,000 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

BOOK 306 PAGE 504

1. Deed Tax	\$ 1.50
2. Int. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Int. Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 7.00

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

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 15
day of August, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 AUG 22 AM 10:47
JUDGE OF PROBATE

Brett G. Winford (Seal)
BRETT G. WINFORD
Nancy Ann Winford (Seal)
NANCY ANN WINFORD

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Brett G. Winford and his wife Nancy Ann Winford
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15 day of August, A. D., 1990



Notary Public