

This instrument prepared by:
PADEN & HARRIS
2070 VALLEYDALE ROAD, SUITE 5
BIRMINGHAM, AL 35244

Send Tax Notice To:
SPENCER WADE PRICE
1203 ASH COVE
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nine Thousand Nine Hundred and 00/100'S *** (\$109900)** to the undersigned grantor (whether one or more), in hand paid by the grantees, the receipt whereof is acknowledged, I or we, **WILLIAM F. WINANS, an unmarried man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **SPENCER WADE PRICE and DOROTHY M. PRICE** (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 67, ACCORDING TO THE SURVEY OF AUTUMN RIDGE, AS RECORDED IN MAP BOOK 12, PAGES 4, 5, AND 6 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Inst # 1992-31808

12/31/1992-31808
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 14.50

SUBJECT TO:

1. Taxes for 1993 are a lien, but not due and payable until October 1, 1993.
2. Building setback line of 35 feet reserved from Ash Cove and Independence Court as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 174, Page 504.
5. Easement to Alabama Power Company as shown by instrument recorded in Real 220, Page 453.
6. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 220, Page 455.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as referred in Real 150, page 648.

\$104,400.00 of the consideration paid was derived from a mortgage loan closed simultaneously herewith.

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 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 stated above; that I (we) have a good right to sell and convey the same 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 (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of December, 1992.

William F. Winans
WILLIAM F. WINANS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that WILLIAM F. WINANS, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1992.

Scott S. P. Adams

NOTARY PUBLIC

My commission expires: 7/16/94

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