

This instrument was prepared by

Send Tax Notice To: Michael M. Winstead

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

name
2729 Drennen Circle
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Two Hundred Twelve Thousand and no/100-----(\$212,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Allan M. Darby and wife, Barbara H. Darby
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael M. Winstead and Margaret P. Winstead

(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 52, according to the Survey of Meadow Ridge, as recorded in Map Book 11, Page 40 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$169,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-26464

09/01/1993-26464
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 51.00

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 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, we have hereunto set our hand(s) and seal(s), this 27th day of August, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

Allan M. Darby
Allan M. Darby (Seal)

Barbara H. Darby
Barbara H. Darby (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 Allan M. Darby and wife, Barbara H. Darby whose name s 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August A. D., 1993

My commission expires: 4/21/96

William H. Halbrooks
Notary Public.