

SEND TAX NOTICE TO:

(Name) Eddie James Thomas

(Address) 175 Weatherly Way

Alabaster, Al. 35007

This instrument was prepared by

(Name) J. Dan Taylor

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

Form TICON 5400 1-84

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$309,900.00)

to the undersigned grantor, WIN HOMES, 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

EDDIE JAMES THOMAS, and wife, ELLA QUICK THOMAS  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 24, according to the Survey of Weatherly Subdivision, as recorded in Map  
Book 13, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

\$247,900.00 of the Purchase Price recited above was paid from a Purchase  
Money Mortgage filed simultaneously herewith.

Subject to easements, restrictions and rights of way of record.  
Subject to 1994 taxes not yet due and payable.

\* 1994-05837

02/22/1994-05837  
01:14 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 70.50

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, BILLY G. WINFORD  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of February 19 94

ATTEST:

\_\_\_\_\_  
Secretary

WIN HOMES, INC.  
By Billy G. Winford President  
BILLY G. WINFORD

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, J. DAN TAYLOR a Notary Public in and for said County in said  
State, hereby certify that BILLY G. WINFORD  
whose name as President of WIN HOMES, 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 18th

day of February 19 94

J. Dan Taylor  
Notary Public

Inst # 1994-05837