

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notice to:

James Howard Winslett, Jr
 100 Trumpington Way
 Pelham, AL 35124

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of one hundred eleven thousand, five hundred dollars, the proceeds of a mortgage and not executed simultaneously herewith, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Cecil M Austin and wife Carolyn Austin, of 114 Co Road 820, Clanton, AL 35045, do grant, bargain, sell, and convey unto James Howard Winslett, Jr and wife June Quick Winslett, of 100 Trumpington Way, Pelham, AL 35124, (herein referred to as grantees) for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 7 and 8, and an adjoining 20 foot strip off the rear of lots 19 and 20, according to Givhan's Subdivision of a portion of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, §4, Twp 24N, R12E, surveyed by James L Ray, Jr in April 1954, approved by the Montevallo Planning Commission, and recorded August 11, 1954 at map book 3, page 130 in the Shelby county Probate Office.

Source of title: A warranty deed from Albert L Scott and wife Caroline B Scott executed 09 November 1976 and recorded 12 November 1976 in deed book 302, page 98 of the Shelby County Probate Office.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor of them in fee

07/05/1994-21136
 04:15 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 12.00

simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 01 July 1994.

Witness:

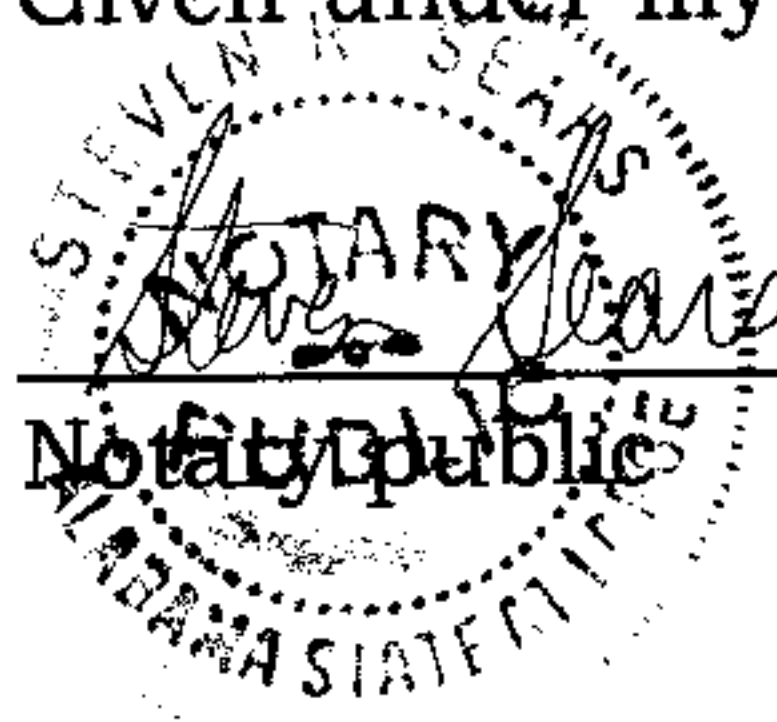
Steven H. Sears

Cecil M Austin (Seal)

Carolyn Austin (Seal)
Carolyn Austin

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Cecil M Austin and wife Carolyn Austin, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 01 July 1994.



My Notarial Commission expires March 7, 1998

Inst # 1994-21136

07/05/1994-21136
04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00