

SEND TAX NOTICE TO:

(Name) Kenneth F. Jablonsky
Arlene Nancy Jablonsky
 (Address) 96 Southview Drive
Hoover, AL 35244

This instrument was prepared by

(Name) Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
 (Address) Birmingham, AL 35243

Form TITLE 5400 1-84
 CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
 COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars

to the undersigned grantor, Win Homes, Inc. a corporation
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Kenneth F. Jablonsky and Arlene Nancy Jablonsky

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, AL to wit:

Lot 2, according to the Survey of SouthPointe, 9th Sector - 1st Addition,
as recorded in Map Book 17, Page 4, in the Probate Office of Shelby
County, Alabama.

Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable
until October 1, 1994.

Existing easements, restrictions, set-back lines, limitations, of record.

\$150,000.00 of the consideration was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1994-24838
 08/08/1994-24838
 02:32 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MEL 177.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Brett G. Winford
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of August 1994

ATTEST:

Win Homes, Inc.

By [Signature] President
Brett G. Winford

STATE OF Alabama }
 COUNTY OF Jefferson }

I, the undersigned Brett G. Winford a Notary Public in and for said County in said
 State, hereby certify that President of Win Homes, Inc.
 whose name as 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 3rd

day of August 19 94
[Signature]
 Notary Public

MY COMMISSION EXPIRES OCTOBER 27, 1997

Inst # 1994-24838