

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 H Winslett, Sr
 260 Church Street
 Wilton, AL 35187

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Jewel R Winslett, a married man, of 440 County Road 200, Montevallo, AL 35115, and James H Winslett, Sr, a married man, of 260 Church Street, Wilton, Alabama 35187, do grant, bargain, sell, and convey unto James H Winslett, Sr and wife Judith Ann Lemley Winslett, of 260 Church Street, Wilton, AL 35187 (herein referred to as grantees) for and during their joint lives and upon the death of either 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:

A certain lot in the town of Wilton, AL, described as follows: Beginning at a point 80 feet N 35 degree E of the easternmost corner of the lot previously known as the JS Little lot or the J Westly Little lot, which beginning point is further located as follows: Beginning at the SE corner of the SW ¼ of the NE ¼ of §8, Twp 24N, R12E, thence run N 85°56'12" W 10 chains, 12 and 63/100 links, thence run N 35°E 320 links to the said easternmost corner of the said Little lot, and continue N35°E 80 feet to the beginning point of the lot hereby conveyed: Thence run 55 1/2°W 265 feet to the SE line of the said Little Lot; thence N 35°E 80 feet; thence S 55 1/2° E 265 feet; thence S 35° W 80 feet to the point of beginning. This lot is the half lying nearest to the NE line of that certain lot conveyed by GA Nabors and wife to Chas Ambrose by deed dated 16 December 1903.

Source of title: A warranty deed to grantors herein from Jessie Mae Winslett executed 29 April 1992 and recorded 22 June 1992 at Instrument #1992-11821

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in the Probate Office of Shelby County.

The conveyed property forms no part of nor adjoins the homestead of grantor Jewel R Winslett. It does form the homestead of grantor and grantee James H Winslett.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee 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 10 November 1994.

Witness:

Steven Sears

James H. Winslett, Sr (Seal)
James H Winslett, Sr

Jewel R. Winslett (Seal)
Jewel R Winslett

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Jewel R Winslett and James H Winslett, Sr, whose names are signed to the foregoing conveyance, and who are (made) 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 10 November 1994.

Edna Faye Peail
Notary public

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MY COMMISSION EXPIRES OCTOBER 3, 1995

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