

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P O Box 822
(Address) Columbiana, AL 35051

(Name) Fran L. Varin
Mary A. Turgeon
(Address) 455 Lokey Lane
Wilsonville AL
35186

Form 1-1-5 Rev. 3/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of SEVEN THOUSAND FIVE HUNDRED and no/100----- (\$7,500.00) DOLLARS

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

Marcus H. Winslett, and wife Deborah A. Winslett,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Fran L. Varin, a married woman,
Mary A. Turgeon, a married woman,

(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 18, First Addition to Triple Springs, Second Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, at Page 155. Situated in Shelby County, Alabama.

Subject to taxes for 1994 and subsequent years, easements, restrictions, and rights of way of record.

Inst # 1994-34389

11/18/1994-34389
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00

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 17th day of November, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Marcus H. Winslett (Seal)
Marcus H. Winslett
Deborah R. Winslett (Seal)
Deborah R. Winslett

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marcus H. Winslett and wife, Deborah A. Winslett, 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 17th day of November, A. D., 1994

[Signature]
My Commission Expires: 10/16/96
Notary Public.

Inst # 1994-34389