

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) JOHN E. MCGIBONEY & EMILY M. MCGIBONEY
(Address) 330 Crestview Drive
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Seven Thousand Five Hundred and no/100----- DOLLARS

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

HENRY E. WINSLETT, A MARRIED MAN

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

JOHN E. MCGIBONEY AND WIFE, EMILY M. MCGIBONEY

(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 11, Block 6, according to the survey of ARDEN Subdivision in the town of Montevallo, Alabama as shown by recorded plat in Map Book 3 page 64 in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

Henry E. Winslett is the surviving grantee of deed recorded in Deed 314 page 404 in the Probate Office of Shelby County, Alabama; the other grantee, Catherine J. Winslett, having died on or about the 13th day of April, 1991.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

04/05/1995-08697
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD \$1.00

\$65,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 30th day of March, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Henry E. Winslett
HENRY E. WINSLETT (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HENRY E. WINSLETT, A MARRIED MAN, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of March, A.D., 19 95.

My Commission Expires: 8-29-98

Notary Public

Inst # 1995-08697