

16-2475

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MICHAEL D. NAGY
205 NEWGATE CIRCLE
ALABASTER, AL 35007

Inst # 1996-29197

09/05/1996-29197
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$5.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTY EIGHT THOUSAND DOLLARS and 00/100 (\$188,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, WILLIAM F. WINANS and wife, DEBORAH L. ROGERS WINANS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL D. NAGY and wife, GLENDA O. NAGY (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, BLOCK 3, ACCORDING TO THE SURVEY OF NORWICK FOREST, FIRST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 63 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1995 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1996.
2. RESTRICTIONS AS RECORDED IN REAL VOLUME 170, PAGE 137, REAL VOLUME 182, PAGE 942 AND REAL VOLUME 196, PAGE 766, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 35 FOOT BUILDING LINE ALONG THE NORTHWEST SIDE OF LOT AS SHOWN BY MAP RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. 7.5 FOOT EASEMENT ALONG THE SOUTHEAST LOT LINE AS SHOWN BY MAP RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN REAL VOLUME 167, PAGE 664 AND CORRECTED IN REAL VOLUME 179, PAGE 21 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN REAL VOLUME 157, PAGE 662 AND CORRECTED IN REAL VOLUME 179, PAGE 21 AS RECORDED IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN REAL VOLUME 224, PAGE 583 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT TO ALABASTER WATER AND GAS AS RECORDED IN REAL VOLUME 124, PAGE 583 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

9. OIL, GAS, MINING AND MINERAL RIGHTS AND ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY ON, UNDER, OVER OR ACROSS SAID PROPERTY HEREIN ABOVE DESCRIBED.

DEBORAH L. ROGERS IS ONE AND THE SAME AS DEBORAH L. ROGERS WINANS.

\$113,000.00 of the consideration herein was derived from a mortgage closed 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 the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, WILLIAM F. WINANS and DEBORAH L. ROGERS WINANS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of August, 1996.

William F. Winans
WILLIAM F. WINANS
Deborah L. Rogers Winans
DEBORAH L. ROGERS WINANS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM F. WINANS and wife, DEBORAH L. ROGERS WINANS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of August, 1996.

Notary Signature
Notary Public

My commission expires: 7/16/98

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 86.00