

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
GARY W. WINSLETT  
CINDY D. WINSLETT  
210 Green Acres Road  
Calera, AL 35045

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THIRTY-SIX THOUSAND DOLLARS AND NO/100's (\$136,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we **KENNETH D. COST** and wife, **DEBRA DIANE COST**, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **GARY W. WINSLETT** and **CINDY D. WINSLETT** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**:

Commence at the northwest corner of the NW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, and run thence easterly along the north line of said quarter-quarter section a distance of 22.46 feet to a point on the east right of way Line of Shelby County Highway No. 75; thence turn 89 degrees 07 minutes 57 seconds right and run southerly along said right of way line a distance of 124.10 feet to the point of beginning of the property being described; thence turn 3 degrees 41 minutes 05 seconds left and run southerly along said right of way line a distance of 327.11 feet to a point; thence turn 86 degrees 27 minutes 53 seconds left and run easterly a distance of 201.31 feet to a point; thence turn 94 degrees 32 minutes 44 seconds left and run northerly a distance of 363.41 feet to a point; thence turn 88 degrees 58 minutes 29 seconds left and run westerly a distance of 195.97 feet to the point of beginning; said property is lying and being situated in the NW 1/4 of SE 1/4 of the SW 1/4 of the NE 1/4 of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.  
Minerals and mining rights excepted.

Subject to:

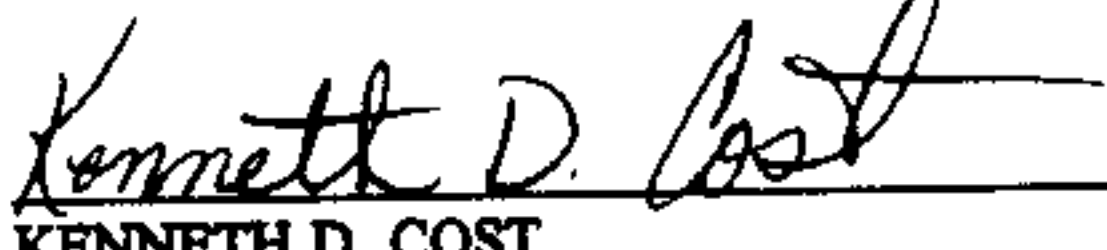
Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

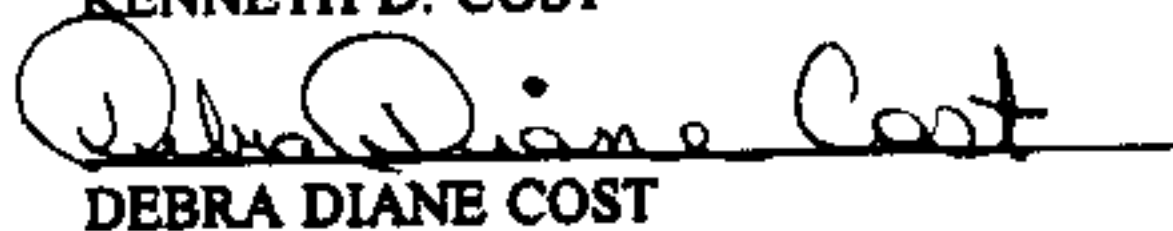
\$131,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators 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, I/we have hereto set my/our hand(s) and seal(s), this the 28th day of April, 1997.

  
KENNETH D. COST

  
DEBRA DIANE COST

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **KENNETH D. COST** and **DEBRA DIANE COST**, whose names 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. 13515

Given under my hand and official seal this 28th day of April, 1997.

  
Notary Public

My Commission Expires: 5/29/99

05/01/1997-13515  
02:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 13.00

Inst # 1997-13515

CLAYTON T. SWEENEY, ATTORNEY AT LAW