

This Instrument Was Prepared By:  
DICKERSON & MORSE  
Attorneys-at-Law  
1920 Valleydale Road  
Birmingham, Alabama 35244

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

Inst # 1997-24431

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS (US\$149,500.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Sandra L. Winford and Billy G. Winford, her husband, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Jan Lewis a married woman, (hereinafter referred to as GRANTEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 16, according to the Survey of Sunnybrook Subdivision, First Addition, as recorded in Map Book 7, page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$105,000.00 of the above purchase price is in the form of a Mortgage in favor of Cyma Mortgage Corporation executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, their heirs and assigns forever. And said GRANTORS do for themselves, their heirs and assigns, covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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 hands and seals on this the 31<sup>st</sup> day of July, 1997.

*Sandra L. Winford*  
Sandra L. Winford

*Billy G. Winford*  
Billy G. Winford

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Sandra L. Winford and Billy G. Winford, her husband, 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.

Given under my hand and official seal this the 31<sup>st</sup> day of July, 1997.

*[Signature]*  
Notary Public

My Commission Expires: 4/23/00

Inst # 1997-24431

08/04/1997-24431  
01:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 53.00