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VALUE: \$ _____

SEND TAX NOTICE TO:

R. Wilkins Construction, Inc.

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-nine Thousand and No/100 (\$49,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Brett G. Winford and wife, Nancy Ann Winford**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **R. Wilkins Construction, Inc.** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

Lot 1, Winford Addition to Sunnybrook, Map Book 22, Page 100, in the Probate Records of Shelby County, Alabama.

Parcel Two:

An additional strip of land 15 feet wide running generally North and South lying adjacent to the Western boundary of said Lot 1 and bounded on the West by the lake. It being intended to describe in this Parcel Two a strip of land lying between the Western boundary of said Lot 1 and the high water mark of the existing lake.

This conveyance is made subject to the following terms, conditions, and restrictions:

1. The above said property shall not be further subdivided nor shall any portion thereof be sold to any other person, firm or corporation.
2. The use of the above described property is restricted to single family residential use.
3. The initial plans and specifications for any residence built on the above described property within twenty years from the date hereof shall be subject to approval of grantors prior to construction.
4. Should grantees, their heirs, successors or assigns elect to sell or convey the above described property, grantors, their heirs, successors and assigns shall have first right of refusal to purchase same. In the event grantees elect to sell or convey said property, they, their heirs, successors or assigns shall submit to grantors, their heirs, successors or assigns the terms and conditions of sale allowing grantors, their heirs, successors or assigns thirty days within which to either elect to purchase said property according to such terms and conditions or refuse to so purchase.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

10/29/1997-35321
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

Inst # 1997-35321

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 17 day of October, 1997.

Brett G. Winford (SEAL)
Brett G. Winford

Nancy Ann Winford (SEAL)
Nancy Ann Winford

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett G. Winford and wife, Nancy Ann Winford, 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 17 day of October, 1997.

Cassandra Rene Bowcock
Notary Public

Notary Public, Alabama, State At Large
My Commission Expires April 1, 2001



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