

SEND TAX NOTICE TO:

(Name)

(Address)

This instrument was prepared by

(Name) First Federal of the South

(Address) 3055 Lorna Road, #100, Birmingham, Al 35216

Form 1.3 Rev. 8/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten & 00/100

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

Timothy E. and Tami F. Genry

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

Win Homes, Inc.

herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See attached Exhibit "A"

Property being transferred while house is under construction.

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, 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.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand(s) and seal(s), this 27th

day of July, 19 99

WITNESS,

(Seal)

(Seal)

(Seal)

Timothy E. Genry
Tami F. Genry

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, Helen F. Martin, a Notary Public in and for said County in said State hereby certify that Timothy E. Genry and Tami F. Genry whose name was 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, A. D. 19 99

Helen F. Martin

Notary Public

DOCLAS
08/05/1999-32824
09:58 AM CERTIFIED
1999-32824
1999-32824

EXHIBIT "A"

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 20 South, Range 3 West, being the point of beginning of the parcel of land herein described, thence proceed in an easterly direction along the north boundary of said 1/4-1/4 section for a distance of 439.62 feet to a point, iron pin, thence turn 101 degrees 01 minutes 42 seconds to the right and run 20.38 feet to a point, iron pin, thence turn 41 degrees 26 minutes 39 seconds to the right and run 392.59 feet to a point, iron pin, thence turn 39 degrees 54 minutes 46 seconds to the right and run 115.01 feet to a point, iron pin, being a point on the west boundary of aforementioned 1/4-1/4 section; thence turn 85 degrees 29 minutes to the right and run along said west boundary of said 1/4-1/4 section for a distance of 254.53 feet to the point of beginning. Said parcel of land is lying in the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 20 South, Range 3 West.

Road Easement: Easement consists of a parcel of land being 20 feet wide, commencing at the Northeast corner of above described parcel of land and running in an easterly direction for a distance of 329.65 feet (with the north boundary of said 1/4-1/4 section being the north boundary of said 20 foot easement). Said easement is lying in the Northeast 1/4 of the Southwest 1/4, Section 2, Township 20 south, Range 3 West.

Road Easement: Easement consists of a parcel of land 30 feet wide commencing at the Northeast corner of above described 20 foot easement and continuing along the north boundary of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of said Section 2, for a distance of 1760 feet, more or less, to the point of intersection of the West right of way line of State Highway #261 (with the north boundary of said 1/4-1/4 section being the north boundary of said 30 foot easement). Said easement is lying in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4, Section 2, Township 20 South, Range 3 West.

Inst # 1999-32824

08/05/1999-32824

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SHELBY COUNTY JUDGE OF PROBATE
002 MWS 12.00