

This property does not constitute
homestead for the Grantors.

Send Tax Notice:
Timothy E. Bragg and Virginia A. Bragg
P.O. Box 210 3164 Co Rd 73
Montevallo, AL 35115 Randolph AL 36792

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Seventy-Five Thousand & 00/100 dollars (\$275,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **James Howard Winslett, Jr. and wife, June Quick Winslett**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Timothy E. Bragg and wife, Virginia A. Bragg**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:



Lots 7 and 8 and an adjoining 20 foot strip off the rear of Lots 19 and 20, according to Givhan's Subdivision of a portion of the NE 1/4 of the SE 1/4 of the SE 1/4, Section 4, Township 24 North, Range 12 East, according to map recorded in Map Book 3, Page 140 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 8th day of November, 1999 at 831 Island Street, Montevallo, AL 35115.

GRANTORS


James Howard Winslett, Jr.

June Quick Winslett

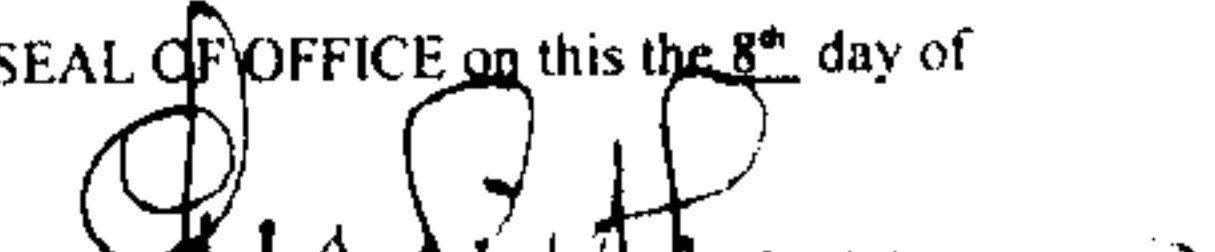
STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, *James Howard Winslett, Jr. and June Quick Winslett* which are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of November, 1999.


NOTARY PUBLIC
My Commission Expires: 5/13/2000

THIS INSTRUMENT PREPARED BY
✓CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, AL 35115
(205) 665-4357

12/02/1999-48850
03:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 AMS

9.50

Inst # 1999-48850