

This instrument was prepared by

Send Tax Notice To: Timothy E. Genry

(Name) Larry L. Halcomb

name

3489 Bearden Lane

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Helena, AL 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100  
DOLLARS (\$329,500.00)  
to the undersigned grantor, Win Homes, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Timothy E. Genry and wife, Tam F. Genry

(herein referred to as 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, AL to-wit:

See Legal Description on attached Exhibit "A".

Less and except any part of the land lying within Lake.

Subject to taxes for year 2000.

Subject to easements to Alabama Power Co.; easement for access; and riparian rights, if any, in and to the use of Lake, of record.

\$ 190,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 150.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES: their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its Vice President, Brett G. Winford who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of December 1999  
Win Homes, Inc.

ATTEST:

By Brett G. Winford  
Brett G. Winford, Vice President

COUNTY OF Jefferson

I, Larry L. Halcomb  
State, hereby certify that Brett G. Winford  
whose name as Vice President of Win Homes, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 14th day of December 1999

Larry L. Halcomb  
Larry L. Halcomb

Notary Public

**EXHIBIT "A"**

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West, being an iron found in place and being in accordance with a survey by H. Schoel, C. E., in May of 1929, and 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 deg. 01 min. 42 sec. to the right and run 20.38 feet to a point, iron pin; thence turn 41 deg. 26 min. 39 sec. to the right and run 392.59 feet to a point, iron pin; thence turn 39 deg. 54 min. 46 sec. 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 deg. 29 min. 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 NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

**Road Easement:**

Easement consists of a parcel of land being 20 feet wide, commencing at the NE 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 NE 1/4 of the SW 1/4, Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

**Road Easement:**

Easement consists of a parcel of land 30 feet wide commencing at the NE corner of above described 20 foot easement and continuing along the North boundary of the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 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 No. 261 ( with the North boundary of said 1/4 1/4 Sections being the North boundary of said 30 foot easement). Said easement is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4, Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

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