SEND TAX NOTICE TO:
Charles Anthony Winston Jr. and Janet T. Winston
304 St. Charles Way
Helena, Alabama 35080

This instrument was prepared by Stephen L. Sexton Sexton & Associates, P. C. 2116 10th Avenue South Birmingham, Alabama 35205

200702120000063750 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 02/12/2007 08:34:03AM FILED/CERT

WARRANTY DEED

STATE OF Alabama	KNOW ALL MEN BY THESE PRESENTS:
Jefferson COUNTY	

That in consideration of **One Hundred Forty Two Thousand and No/100 Dollars (\$142,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Andrew K. Akers and wife, Melissa K. Akers** (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto **Charles Anthony Winston Jr. and wife, Janet T. Winston** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby** County, **Alabama**, to-wit:

Lot 46, according to the Survey of St. Charles Place, Phase Three, Sector 2 as recorded in Map Book 21, Page 119, Shelby County, Alabama Records.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2007, and subsequent years, as well as easements, restrictions, covenants, rights of way, and limitations of record.

\$145,053.00 of the above mentioned purchase price was paid for with a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 7th day of February, 2007.

Andrew K. Akers

Wellssa K. Akers

STATE OF Alabama

General Acknowledgment

Jefferson COUNTY)

L Stanhan L Souton a Notary Public in and for said County

I, Stephen L. Sexton, a Notary Public in and for said County, in said State, hereby certify that, Andrew K. Akers and wife, Melissa K. Akers, whose name(s) 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 as their act on the day the same bears date.

Given under my hand and official seal this 7th day of February, 2007.

Notary Public

My Commission Expires: 3/25/07

ATTY FILE NO#:

07-5365-001