


Send tax notice to:
ERNEST R. WINKLER
8336 WYNWOOD CIRCLE
HELENA, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby


20071221000575490 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
12/21/2007 02:15:28PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Seven Thousand Five Hundred and 00/100 Dollars (\$167,500.00) in hand paid to the undersigned Tammy S. Waggett and HUSBAND Stephen M. Waggett (hereinafter referred to as Grantors”) by Ernest R. Winkler and Christina L. Winkler (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 350, according to the Survey of Wyndham Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$133,600.00 & \$16,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TAMMY S. WAGGETT IS ONE AND THE SAME PERSON AS TAMMY S. WEEKS.

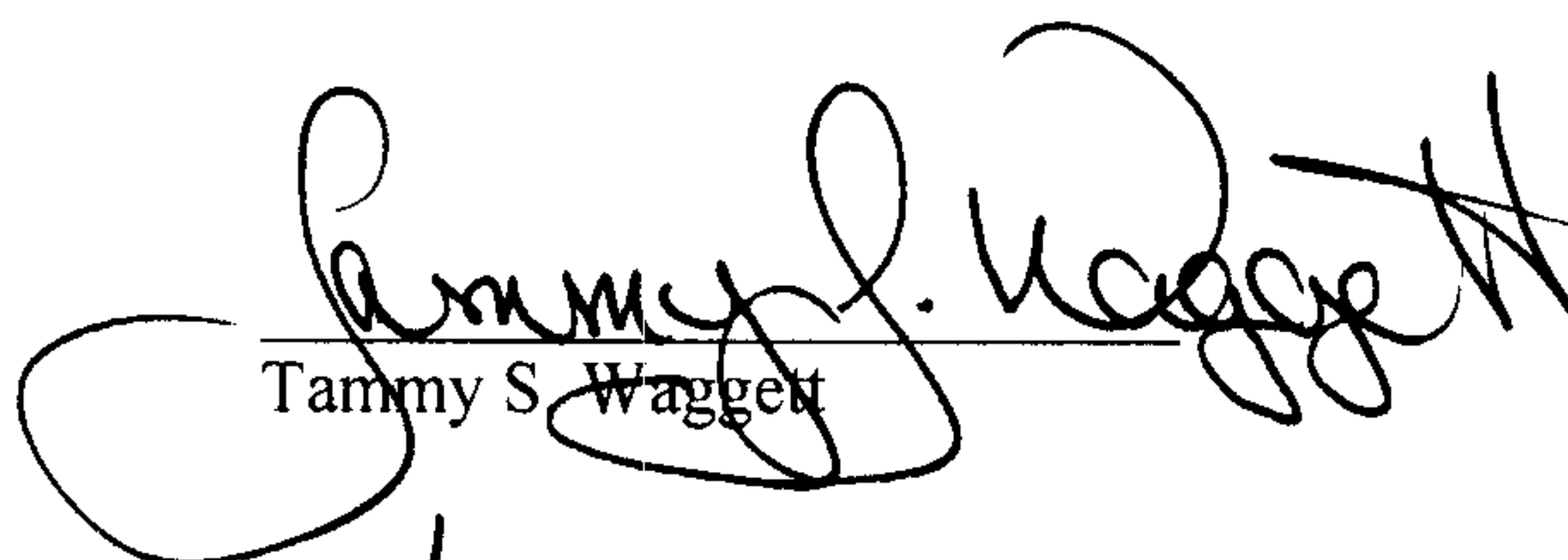
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

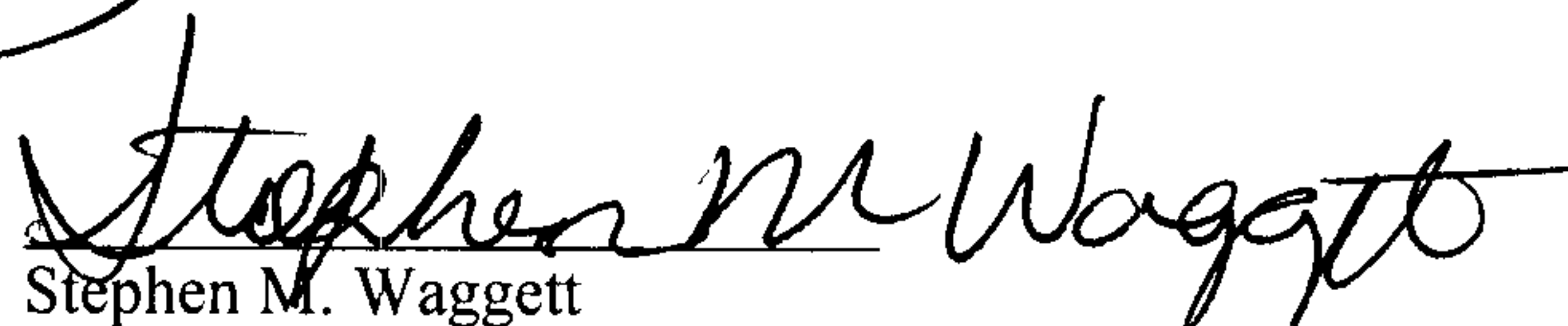
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.



20071221000575490 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
12/21/2007 02:15:28PM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) Tammy S. Waggett and Stephen M. Waggett
hereunto set their signature(s) and seal(s) on December 18, 2007.

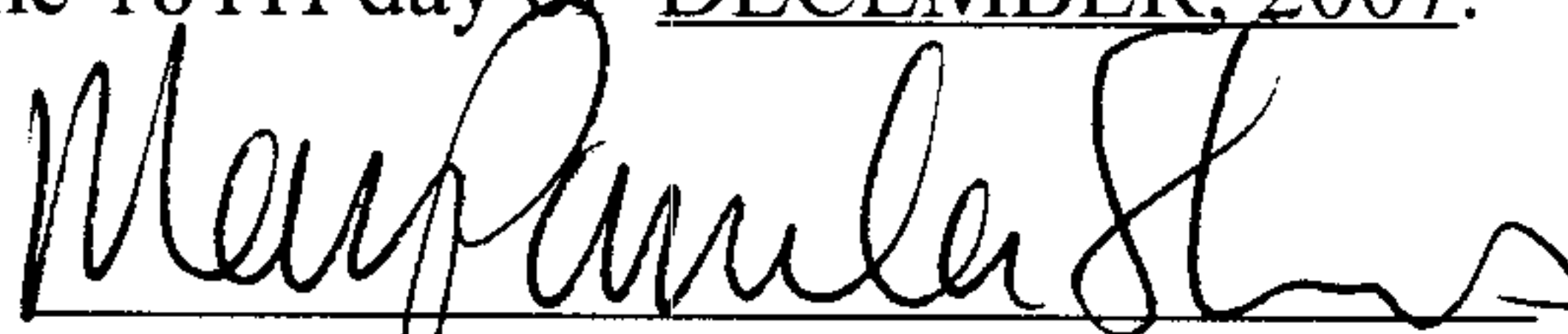

Tammy S. Waggett


Stephen M. Waggett

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy S. Waggett and
Stephen M. Waggett, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me,
acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18TH day of DECEMBER, 2007.



Notary Public
Print Name:
Commission Expires:

(NOTARIAL SEAL)



Shelby County, AL 12/21/2007
State of Alabama

Deed Tax: \$17.50