

This instrument was prepared by

This Form furnished by:

(Name) John Medaris

Cahaba Title, Inc.

(Address) P O 766 Alabaster Ala

Highway 31 South at Valleydale Road
P O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- TITLE NOT EXAMINED

STATE OF ALABAMA

Shelby COUNTY

321
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and 00/100 (\$500.00/100) DOLLARS

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

Leonard E Sanford

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

Mary A Sanford

(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, Alabama to-wit:

Lot 10, according to the Survey of Quail Run, as recorded in
Map Book 7, Page 22, in the Probate office of Shelby,
County, Alabama.

BOOK 166 PAGE 272
991

1. Deed Tax	\$ 50
2. Mfg. Tax	
3. Recording Fee	250
4. Indexing Fee	1.00
TOTAL	4.00

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 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, He have hereunto set His hand(s) and seal(s), this
day of December 19 87

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED

88 JAN -6 AM 8:57 (Seal)

Thomas A. Shaver, Jr. (Seal)
JUDGE OF PROBATE

Leonard E. Sanford (Seal)
Leonard E Sanford (Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, John E. San, a Notary Public in and for said County, in said State, hereby certify that Leonard E Sanford whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of December A. D., 19 87