


SEND TAX NOTICE TO:
(Name) **Rebecca Darlene Sanders**
Richard Sanders
(Address) 4560 Bear Creek Road
Sterrett, AL 35147

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20030114000028040 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
01/14/2003 15:47:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and Affection, and One Dollar (\$1.00) & other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Sam Jack Shaw and wife, Minnie Lee Shaw**, (herein referred to as grantors) do grant, bargain, sell and convey unto our daughter and son-in-law, **Rebecca Darlene Sanders and husband, Richard Sanders** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The Life Estates in and to the following described property:
Lot 1 and Lot 2 according to Sanders Mooney Acres, A Minor Single Family Subdivision, as recorded in Map Book 30, page 113, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the Life Estates reserved by the grantors in and to the following described property:

Begin at the SW corner of Lot 1 of Sanders Mooney Acres, a Minor Single Family Subdivision, at a one-half inch Capped Rebar #16681 located on the right-of-way of Shelby County Highway No. 43 (Bear Creek Road), and proceed Southwesterly along the West line of Lot 2 of said subdivision, a distance of 125 feet; thence turn an angle of 90 deg. to the left, and proceed a distance of 200 feet; thence turn an angle to the left and run in a Northeasterly direction to the Southeast corner of Lot 1, being a one-half inch Capped Rebar Set #16681; thence turn an angle to the left, and proceed in a Southwesterly direction along the boundary of Lot 1 a distance of 132.20 feet to a one-half inch Capped Rebar Set #16681; thence turn an angle of 158 deg. 9 min. 53 sec. and proceed in a Northwesterly direction a distance of 82.16 feet to the point of beginning. According to the recorded plat showing Lot 1 and Lot 2 of said Subdivision.

The intent of this deed is to convey all interest of the grantors in Lot 1 and Lot 2 of Sanders Mooney Acres, A Minor Single Family Subdivision, with the exception of the Life Estates in and to the grantors' homestead, as set forth herein.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 10 day of Jan, 2003.

 (SEAL)
Sam Jack Shaw

 (SEAL)
Minnie Lee Shaw

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sam Jack Shaw and wife, Minnie Lee Shaw**, whose names 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 on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2003.

Laurie Brasher (SEAL)
Notary Public