

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
2616 Chandalar Lane  
Pelham, Alabama 35124

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$198,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **TOMMY M. ROBINSON AND SUE ELLEN ROBINSON, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **KEVIN V. SANDERSON AND VALERIE SANDERSON** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5 Page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Building setback line of 35 feet from Street, as shown by recorded plat; (b) Public utility easements as shown by recorded plat, including 7.5 foot easement on South side; (c) Declaration of Protective Covenants of said subdivision as set out in Misc. Volume 2 Page 707 in said Probate Office; (d) Right of Ways to Alabama Power Company recorded in Deed Volume 277 page 471 and Deed Volume 278 Page 477 in Probate Office; (e) Right of Way to Southern Bell Tel & Tel Company recorded in Deed Book 180 page 752 in Probate Office; (f) Easement for Sanitary Sewer recorded in Deed Book 184 Page 814 in Probate Office.

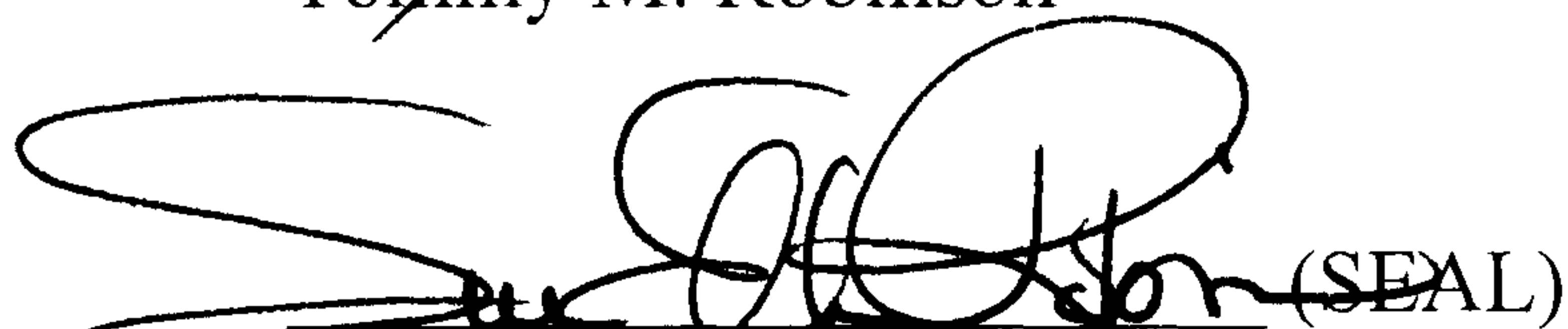
\$198,500.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

30<sup>th</sup> In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of December, 2005.

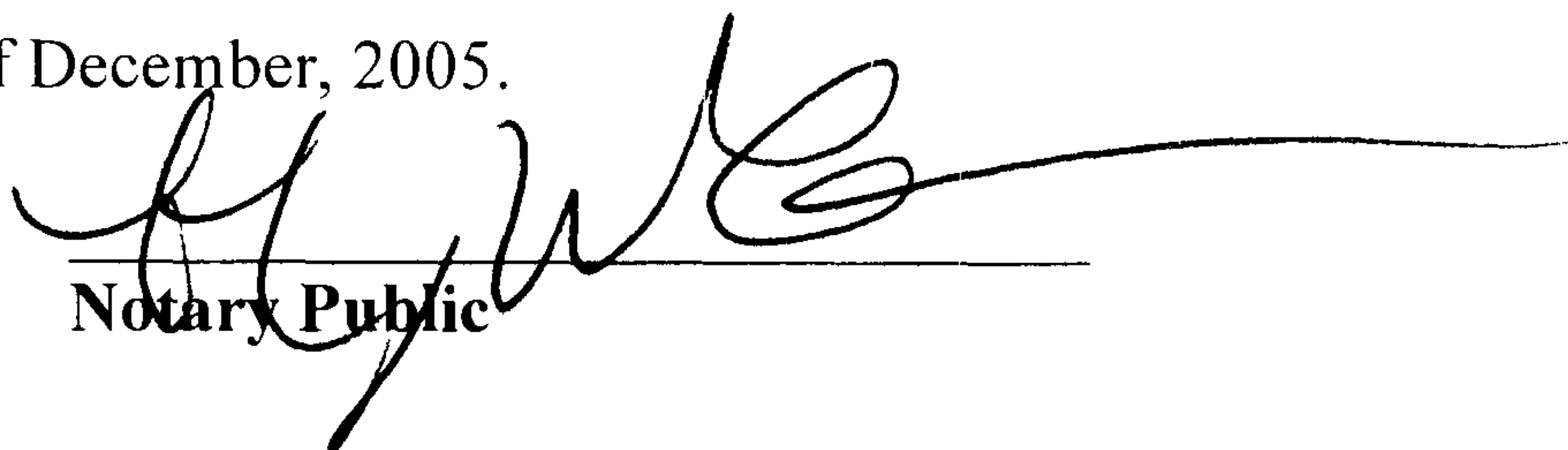
 (SEAL)  
Tommy M. Robinson

 (SEAL)  
Sue Ellen Robinson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that TOMMY M. ROBINSON AND SUE ELLEN ROBINSON, HUSBAND AND WIFE, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of December, 2005.

  
Notary Public

HARRY W. GAMBLE  
NOTARY PUBLIC  
STATE OF ALABAMA  
MY COMMISSION EXPIRES MAR. 1, 2008