

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Lisa Thomas Sanders
1106 Morning Sun Drive
Birmingham, AL 35242

WARRANTY DEED

Joint Tenants with Rights of Survivorship

20100819000267060 1/1 \$132.00
Shelby Cnty Judge of Probate, AL
08/19/2010 03:00:22 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Jane Marie Vickers, an unmarried woman

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

Lisa Thomas Sanders and Gene E. Sanders

(herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 1106, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument #2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto said Plan being filed of record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc., is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to: All Easements, Restrictions, Covenants, Conditions, and Rights of Way of record.

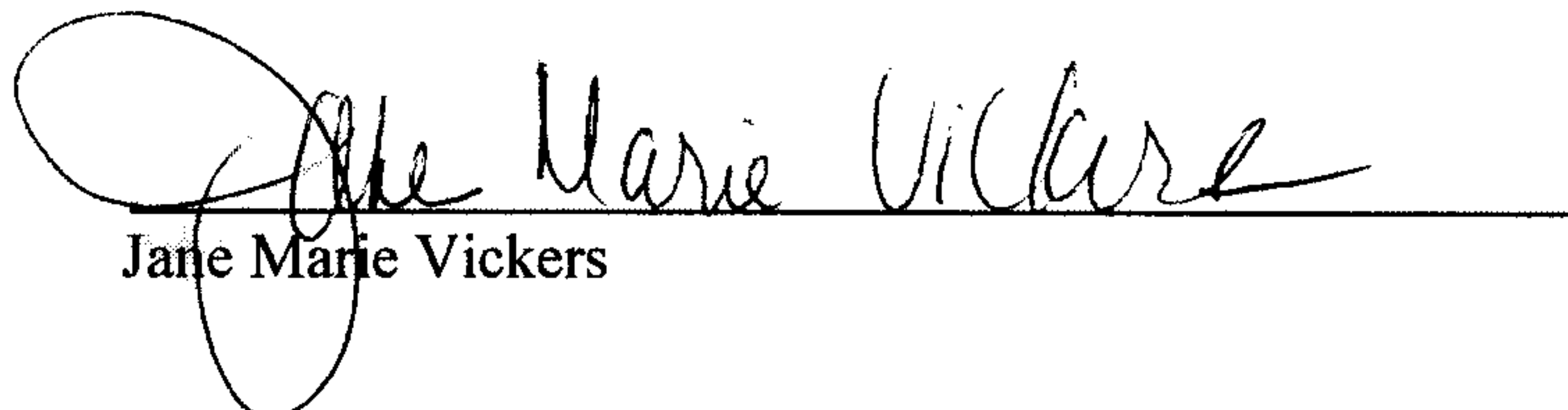
~~\$114,000.00 of the consideration was paid from a mortgage loan closed simultaneously herewith.~~

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, the said GRANTOR has hereunto set her signature and seal, this the 18th day of June, 2010.

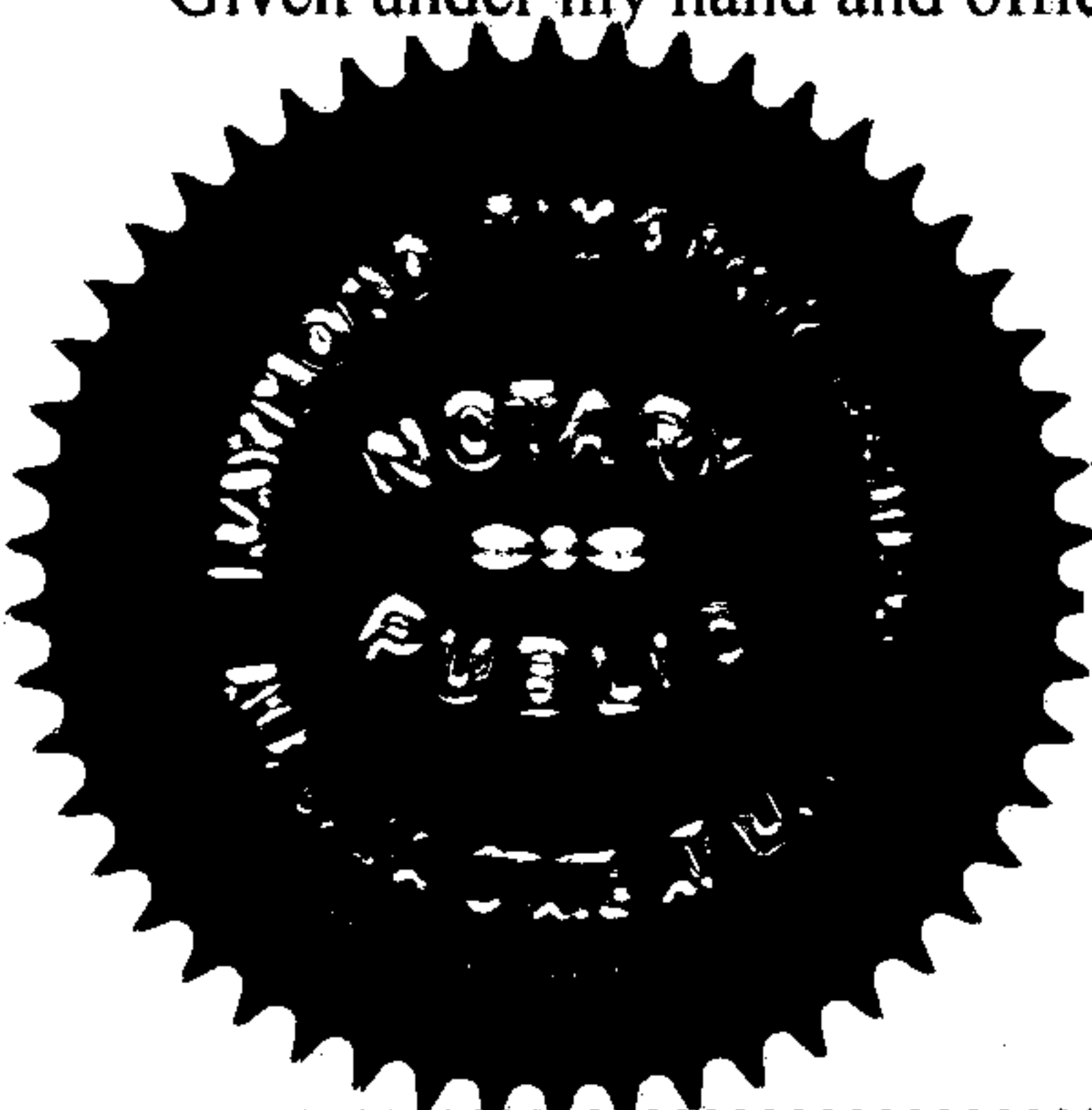

Jane Marie Vickers

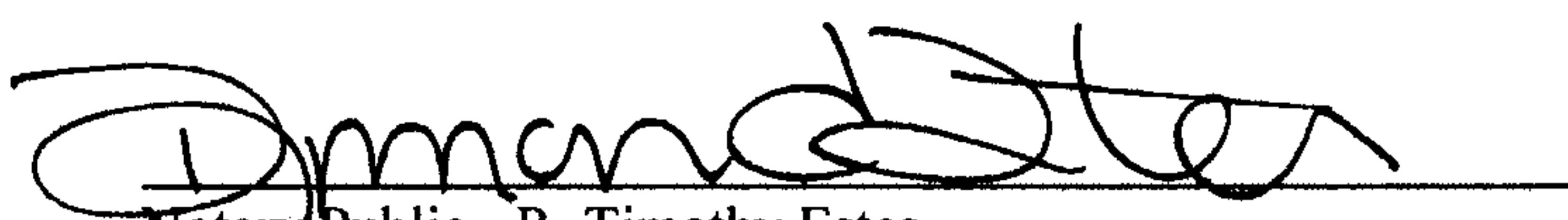
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane Marie Vickers, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2010.




Notary Public - R. Timothy Estes
My Commission Expires: July 11, 2011

Shelby County, AL 08/19/2010

State of Alabama

Deed Tax : \$120.00