

This instrument was prepared by

(Name) Dale Corley James L. Sanders  
 (Address) 1933 Montgomery Highway 2829 Pahokee Trace

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
 COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Two Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, William J. Acton Construction, Inc. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
 said GRANTOR does by these presents, grant, bargain, sell and convey unto

James L. Sanders and wife, Doris M. Sanders

(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;

19810202000011020 Pg 1/1 .00  
 Shelby Cnty Judge of Probate, AL  
 02/02/1981 00:00:00 FILED/CERTIFIED

Lot 44 according to Shelby County Sector of Second  
 Sector Altadena Bend as recorded in Map Book 5, Page  
 131, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$52,900.00 of the purchase price recited above was paid from a  
 purchase money loan closed simultaneously herewith.

DEPT. OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 DEED WAS FILED

1981 FEB -2 AM 8:39

See Mtg. 1109-556

Deed 30.00  
 Rec. 1.50  
 Incl. 1.00  
 32.50

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 con-  
 tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
 GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
 brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
 and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William J. Acton  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of January 1981

ATTEST:

WILLIAM J. ACTON CONSTRUCTION, INC.

By William J. Acton  
 William J. Acton President

STATE OF Alabama  
 COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said  
 State, hereby certify that William J. Acton  
 whose name as President of William J. Acton Construction, Inc.  
 a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
 the act of said corporation,

Given under my hand and official seal, this the 30th day of January

1981

Notary Public

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