

This instrument was prepared by  
J. Dan Taylor/Smyer, White,  
Taylor, Evans & Sanders  
2025 Fourth Avenue North  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Charles Jerry Sanders  
2917 Berkley Drive  
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,  
that in consideration of One Hundred Seventy Eight Thousand and  
00/100 (\$178,000.00) to the undersigned grantor, OSBORN  
ENTERPRISES, INC. a corporation, (hereinafter referred to as  
GRANTOR does by these presents, grant, bargain, sell and convey  
unto CHARLES JERRY SANDERS and MARY ALICE SANDERS (herein  
referred to as GRANTEES) as joint tenants with right of sur-  
vivorship, the following described real estate situated in Shelby  
County, Alabama to wit:

Lot 32, Block 2, according to the Amended  
Plat of Woodford, a subdivision of Inverness,  
as recorded in Map Book 8, page 51 A, B, C &  
D, in the Office of the Judge of Probate of  
Shelby County, Alabama.

Subject to all easements, restrictions, and  
right-of-ways of record.

\$104,500.00 of the purchase price recited  
above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with  
right of survivorship. 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 encumbrances, 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 GARY S. OSBORN, who  
is authorized to execute this conveyance, has hereto set his  
signature and seal, this the 23rd day of September, 1982.

ATTEST: *Deed Tax 7350*  
*150*  
*100*  
*76.00* 1982 SEP 27 AM 8:40

Osborn Enterprises, Inc.

*Gary S. Osborn*  
\_\_\_\_\_  
Gary S. Osborn

*See mtg. 423-508*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County  
in said State, hereby certify that Gary S. Osborn President of  
Osborn Enterprises, 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,  
in my presence and in the presence of witnesses, and he has placed  
his signature and official seal, this the 23rd day of  
September, 1982.

My commission expires:  
August 27, 1986

*J. Dan Taylor*  
\_\_\_\_\_  
Notary Public

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