

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Jon D. Sanford  
5156 Colonial Park Drive  
Birmingham, AL 35242

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, DAVID S. WHITE and wife, DIXIE D. WHITE, (herein referred to as Grantors) do grant, bargain, sell and convey unto JON D. SANFORD AND JANE M. SANFORD (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 36, according to the Survey of Meadow Brook, Sixth Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$95,000.00 of the purchase price recited above 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 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, We have hereunto set our hands and seal, this 31st day of January, 1991.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 FEB -5 AM 11:36

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

David S. White  
DAVID S. WHITE

Dixie D. White  
DIXIE D. WHITE

2. Deed Tax 30.00  
3. Mfg. Tax 4.00  
4. Recording Fee 2.50  
5. Indem. Fee 1.00  
6. No. 1st Fee 1.00  
7. Certified Fee 1.00  
Total 36.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID S. WHITE and wife, DIXIE D. WHITE 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 the 31st day of January, 1991.

Frank K. Bynum  
Notary Public

My Commission Expires: 11/20/92