

SEND TAX NOTICE TO:

(Name) George A. Sanders  
Rosa Gail Sanders  
(Address) 2363 Ridge Trail  
Birmingham, AL 35242

This instrument was prepared by

621

(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway, Suite 650  
(Address) Birmingham, AL 35209

58-10-1-01-0-003-026

Form TICOR 5400 1-84

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE**

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

58,000  
+ mtg value

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid

to the undersigned grantor, Cornerstone Building Company, 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  
George A. Sanders and Rosa Gail Sanders

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama

Lot 26, according to the Survey of The Ridge at Meadowbrook, Inc.,  
First Sector, as recorded in Map Book 14, Page 41 A & B, in the  
Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to:  
Advalorem taxes for the year 1992 which are a lien but are not due and payable  
until October 1, 1992.  
Existing easements, restrictions, set-back lines, limitations, of record.

\$232,000.00 of the consideration was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

BOOK 383 PAGE 278

1. Deed Tax	\$ 58.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 8.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 64.50

58.00  
2.50  
4.00  
64.50

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 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, unless otherwise noted above, 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 Donald M. Acton President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of January 1992

ATTEST: \_\_\_\_\_  
Secretary  
By Donald M. Acton President  
Cornerstone Building Company, Inc.

STATE OF Alabama  
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

92 JAN 15 PM 12:57

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County in said  
state, hereby certify that Donald M. Acton  
whose name as President of Cornerstone Building Company, Inc.  
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 9th day of January 1992

[Signature]  
Notary Public

CORLEY, MONCUS & WARD, P.C.