

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

(Address) 2026 2nd Ave. North, 900 City Fed. Bldg.

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Eight Thousand & 00/100----- (\$88,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James E. Green d/b/a/ James E. Green, Homebuilders

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

Robert W. Sanford, Sr. and Irene B. Sanford

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

Shelby County, Alabama to-wit:

Lot 67, according to survey of Timber Park, Phase III, as recorded in Map Book 15, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad-Valorem Taxes due and payable October 1, 1992.
2. Building set back line of 20 feet reserved from Timber Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 easement to the rear of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 330, Page 413 and Real 364 Page 403 in Probate Office.
5. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 336 Page 226 in Probate Office.
6. Transmission Line Permit(s) to utility as shown by instrument(s) recorded in Real 333 Page 122 in Probate Office.
7. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 333 Page 41 in Probate Office; the policy will insure that any violation of this *SEE REVERSE SIDE

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, I have hereunto set my hand(s) and seal(s), this 28th

day of March, 1992

WITNESS:

James E. Green d/b/a
James E. Green Homebuilders

James E. Green (Seal)
James E. Green (Seal)

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Green d/b/a James E. Green, Homebuilders whose name is 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 28th day of March, A.D., 1992

Notary Public.

05/07/1992-7626
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD

183,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.