

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

\$ 5000.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, Leonard Sanford and wife, Cindy A. Sanford in hand paid by the GRANTEES, herein, the receipt whereof is acknowledged, we, Leonard Sanford and Cindy A. Sanford, (herein referred to as Grantors) do grant, bargain, sell and convey unto Leonard Sanford and wife Cindy A. Sanford, (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:

Lot 29, according to the Survey of Monte Tierra, First Addition as recorded in Map Book 6, Page 93 in the Probate Office of Shelby County, Alabama.

Subject to: (i) taxes for the current year, which are a lien but not yet due and payable; (ii) 40 foot building line as shown by recorded map; (iii) 10 foot easement on rear as shown by recorded map; (iv) restrictions appearing of record in Misc. Volume 16, Page 194, in the Probate Office of Shelby County, Alabama; (v) right of way to Alabama Power Company as recorded in Volume 112, Page 456 and Volume 123, Page 433 in the Probate Office of Shelby County, Alabama; and (vi) coal, oil, gas and other mineral interest in, to or under the land herein described.

This conveyance is made subject to that certain mortgage from Thomas Fife Nevin and Carolyn S. Nevin to Engel Mortgage Company, Inc., filed for record January 21, 1977, recorded in Mortgage Volume 361, Page 751, in the Probate Office of Shelby County, Alabama and transferred to Federal National Mortgage Association, by Misc. Volume 19, Page 852 in said Probate Office, which said mortgage the grantees herein assume and agree to pay.

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 contingent remainder and right of reversion.

And we do for us and for our heirs, executors, and administrators covenant with the 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 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, we have hereunto set my hand and seal this the 27th day of September, 1994.

WITNESS

Leonard Sanford (L.S.)
Leonard Sanford

Cindy A. Sanford (L.S.)
Cindy A. Sanford

Inst # 1994-29993

10/03/1994-29993
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 16.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard Sanford and wife, Cindy A. Sanford, 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 for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this the 27th day of September, 1994.


Notary Public
My commission expires: 2/1/98

This instrument prepared by:
Mark A. Pickens, Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259

Grantee's Address:
#29 Eddings Lane
Montevallo, AL 35115

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002 MCD 16.00