

This instrument was prepared by

Send Tax Notice To: B. Eric Sanders

(Name) Lamar Ham

name
114 Ivy Brook Drive
address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Pelham, AL 35124
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED NINETY FIVE AND NO/100-
-----DOLLARS (\$120,795.00)

to the undersigned grantor, Regency Development, Inc.

(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 B. Eric Sanders and wife, Stephanie R. Sanders a corporation,

(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, Al to-wit:

Lot 84, according to the Survey of Ivy Brook, Phase Two, First Addition, as recorded in Map Book 19, page 35, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 114,750.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-20840

08/03/1995-20840
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 15.00

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 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 Closing Agent, Amelia E. Armbruster who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of July 19 95

ATTEST:

Regency Development, Inc.
By Amelia E. Armbruster
Amelia E. Armbruster, Closing Agent

STATE OF Alabama
COUNTY OF Jefferson

I, Lamar Ham State, hereby certify that Amelia E. Armbruster whose name as Closing Agent of Regency Development, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 28th day of

July 1995
Lamar Ham
Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

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