



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Martin, Drummond & Woosley, P.C.
 2204 Lakeshore Drive, Suite 130
 (Address) Birmingham, Alabama 35209

Send Tax Notice:
 Stephen Sanderson
 6742 Double Oak Court
 Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Six Thousand One Hundred Twenty Dollars no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Michael L. Williams and Edna R. Williams, Husband and Wife

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

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

For Legal Description See Attached Sheet Marked Exhibit "A"

\$ 167,500.00 of the above recited purchase price was paid from a mortgage
 loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines,
 rights of way, limitations, if any, of record.

Inst # 1996-00726

01/09/1996-00726
 09:21 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 003 NCB 32.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, We have hereunto set OUR hand(s) and seal(s), this 15th
 day of December, 19 95

WITNESS:

Michael L. Williams

(Seal) By: Edna R. Williams (Seal)
 Edna R. Williams, His Attorney in Fact

(Seal) _____ (Seal)

ADDITIONAL

(Seal) Edna R. Williams (Seal)
 Edna R. Williams

**SEE OVER FOR ACKNOWLEDGEMENT

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Hubert E. Rawson, Jr., a Notary Public in and for said County, in said State,

hereby certify that Edna R. Williams, a married woman

whose name 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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 15th day of December, 19 95

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: May 6, 1997.
 BOUND THEN NOTARY PUBLIC UNDERWRITTEN.

Hubert E. Rawson, Jr.
 Notary Public

Inst # 1996-00726

State of Alabama
Jefferson County

I, Hubert E. Rawson, Jr., a Notary Public in and for said State of Alabama at Large, hereby certify that Edna R. Williams, whose name as Attorney in Fact for Michael L. Williams, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 15th day of December, 1995.

My Commission Expires:

5/6/97

Hubert E. Rawson, Jr.
Notary Public

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

This form furnished by



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

EXHIBIT "A"

That part of the NE-1/4 of the NW-1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4-1/4 Section and run thence Southerly along the East line of said 1/4-1/4 Section 531.17 feet to the point of beginning; thence continue Southerly along said East line 415.30 feet; thence turn an angle to the right of 89 deg. 55' 30" and run Westerly 626.73 feet; thence turn an angle to the right of 90 deg. 06' 30" and run Northerly 120.07 feet; thence turn an angle to the left of 39 deg. 50' and run Northwesterly 445.19 feet; thence turn an angle to the left of 21 deg. 57' and run Northwesterly 56.66 feet to a point on the Easterly right of way line of Shelby County Highway No. 41; thence turn an angle to the right of 86 deg. 00' and run Northeasterly along said right of way line 95.73 feet; thence turn an angle to the right of 55 deg. 18' and run Northeasterly 161.27 feet; thence turn an angle to the right of 21 deg. 40' and run Southeasterly 385.90 feet; thence turn an angle to the right of 5 deg. 21' and run Southeasterly 401.79 feet to the point of beginning.

Chu

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