

This instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES**ALBERT E. SANDERS, JR.**(Name) **3150 HIGHWAY 52 WEST**
PELHAM, AL 35124(Name) **5014 BRIDLEWOOD PARC LANE**
HELENA, AL 35080

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIPSTATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY NINE THOUSAND FOUR HUNDRED AND NO/100----- Dollars
(\$139,400.00)

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

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

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

ALBERT E. SANDERS, JR. and wife, MARION S. SANDERSherein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama, to-wit:Lot 63, according to the Survey of Bridlewood Parc,
Sector Three, as recorded in Map Book 20, Page 41,
in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.\$132,400.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.08/07/1996-25433
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 15.50TO HAVE AND TO HOLD, to 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 2nd day of
August, 19 96.

(Seal)

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, the undersigned LARRY KENT d/b/a LARRY KENT BUILDING COMPANY, a Notary Public in and for said County in said State, hereby certify that he
LARRY KENT d/b/a LARRY KENT BUILDING COMPANY, whose name(s) is 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 executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this the 2nd day of August, 19 96.Kenneth L. Elrod
Notary Public

Inst # 1996-25433