

This Form Provided By

SEND TAX NOTICE TO:

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Jim R. Sanders

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

Five Hundred and no/100 -----dollars

That in consideration of

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Frances P. Sanders, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jim R. Sanders

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, in Block 115, portion of Block 115 East of Newton Creek.  
Section 21, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER  
RESPECTIVE SPOUSE.

Inst # 1996-37055

11/07/1996-37055  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 7th  
day of November, 1996.

(Seal)

Frances P. Sanders (Seal)  
Frances P. Sanders

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Frances P. Sanders  
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 7th day of November, A. D., 1996.

Michael T. Atchison  
Notary Public.