

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

*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 1-1-27 Rev. 1-84

**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  
County, Alabama, to-wit:

Shelby

Lots 25, 26, 27, 28 in Block 134, according to Dunstan's Map of the Town of Calera,  
Alabama. DD 100' X 190'. Situated in Shelby County, Alabama.

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

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

Inst. # 1996-37056

11/07/1996-37056  
12:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 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 GRANTEE(S), 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 GRANTEE(S), 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, 19 96.

*Frances P. Sanders* (Seal)  
Frances P. Sanders

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY }

General Acknowledgment

I, Frances P. Sanders, a Notary Public in and for said County, in said State, hereby certify that Frances P. Sanders, whose name is Frances P. Sanders, 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., 19 96.

*Michael T. Atchison*  
Notary Public