

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-39819

12/04/1996-39819
11:03 AM CERTIFIED
WARRANTY DEED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 45.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND & NO/100----
(\$185,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Fred Vonell
Sanders and wife, Barbara O. Sanders (herein referred to as grantor, whether one
or more), grant, bargain, sell and convey unto Donna N. Dorsett (herein referred
to as grantee, whether one or more), the following described real estate, situated
in Shelby County, Alabama, to-wit:

Lot 47, according to the survey of Meadow Brook, Fifth Sector, First Phase, as
recorded in Map Book 8 page 109 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$148,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 5046 Stratford Road, Birmingham, Alabama 35242.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of
December, 1996.

Fred Vonell Sanders (SEAL)
Fred Vonell Sanders

Barbara O. Sanders (SEAL)
Barbara O. Sanders

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Fred Vonell Sanders and wife, Barbara O. Sanders whose names are
signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December A.D., 1996

[Signature]
Notary Public