

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

WALTER ANDERTON  
3000 SO. SHADES CREST RD.  
BIRMINGHAM, ALA. 35244

**WARRANTY DEED**  
(Without Survivorship)

Inst # 1997-27639

State of Alabama  
County of Shelby

Know All Men By These Presents:

That in consideration of ten dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Walter C. Anderton and Marian B. Anderton as Trustees of Anderton Family Trust**

(herein referred to as grantor), whether one or more), grant, bargain, sell and convey unto **Nancy Bealle Anderton Egan**

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

One and 1/3 of an acre of unimproved property located within the following tract which is owned by grantors: The SW 1/4 of the NW 1/4 of Section 5 and the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 5, said tract consisting of 60 acres. Said tract is that property included in the Tax Assessor's records under parcel number 12-3-05--0-001-005.

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, we have hereunto set our hand (s) and seal (s) this the

27 day of August 1996.

Marian B. Anderton (seal)

Walter C. Anderton (seal)

\_\_\_\_\_ (seal)

\_\_\_\_\_ (seal)

STATE OF ALABAMA  
COUNTY OF ALABAMA

**GENERAL ACKNOWLEDGMENT**

I Jennifer A. Sanford, a Notary Public in and for said County, in said State, hereby certify that Walter C. Anderton and Marian B. Anderton whose name is signed to the foregoing deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August 1996.

Jennifer A. Sanford  
Notary Public

my commission expires June 12, 2001

Inst # 1997-27639

08/28/1997-27639  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00