

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and other good and valuable considerations

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

Virginia Evelyn Channell Sanders, an unmarried woman

Thomas Lee Sanders and David Glenn Sanders
herein referred to as grantors) do grant, bargain, sell and convey unto

✓ John Wayne Sanders and Marcy Sanders

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Begin at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, and run West along said section line 226 feet, more or less, to the east line of the Florida Short Route, sometimes known as U.S. Highway No. 280, and run northwesterly along said highway line 1410 feet, more or less, to the beginning point; thence run in a northeasterly direction and perpendicular to said highway line 150 feet; thence run in a northwesterly direction and parallel with said highway line 65 feet; thence run in a southwesterly direction and perpendicular to said highway line 150 feet to said highway line; thence run in a southeasterly direction along said highway line 65 feet to the point of beginning; all being in the S $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19, Range 2 East, Shelby County, Alabama.

The GRANTORS and JOHN WAYNE SANDERS comprise all the heirs at law and next of kin of Isaac Albert Sanders, deceased, who died June 22, 1983.

THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THOMAS LEE SANDERS AND DAVID GLENN SANDERS.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 2nd
day of April, 19 97.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Virginia Evelyn Channell Sanders (Seal)
Virginia Evelyn Channell Sanders
Thomas Lee Sanders (Seal)
Thomas Lee Sanders
David Glenn Sanders (Seal)
David Glenn Sanders

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Virginia Evelyn Channell Sanders, an unmarried woman
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 2nd day of April, A. D., 19 97

Form 31-A

Notary Public.

ACKNOWLEDGEMENTS CONTINUED ON REVERSE
10701/1997-31746
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MCD

14.50

Inst 1997-31746

2500

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS LEE SANDERS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informd 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 on this the 15 day of April, 1997.

Margaret Boyd
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID GLENN 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 21 day of April, 1997.

Margaret Boyd
Notary Public

GRANTEES' ADDRESS:

655 New Prospect Church Road
Horton, Alabama 35980

Return to:

10/01/1997-31746
10:11 AM CERTIFIED
JUDGE OF PROBATE
SHELBY COUNTY ALABAMA
11:50
002 REC

TO
9213-2661 # 1501

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051