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This instrument was prepared by:

(Name) R. M. NICHOLSON
(Address) 206 WOODWARD ROAD
TRUSSVILLE, AL. 35007

Send Tax Notice to:

(Name) Charles N. Sanders & Susan Ann Sanders
(Address) 207 Stetson Lane
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Forty Thousand DOLLARS

to the undersigned grantor **Envirobuild, Inc.** a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles N. Sanders and Susan Ann Sanders

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

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SHELBY COUNTY JUNE 16 FIDELITY
DOE WCD \$1.00

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 18th day of April, 1997.

ATTEST:

Secretary

Envirobuild, Inc.

R. M. Nicholson
Secretary

STATE OF ALABAMA

Shelby

County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. M. Nicholson, whose name as Secretary of Envirobuild, Inc., a corporation, 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), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

(Given under my hand and official seal, this 18th day of April, A.D., 1997.)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires 12/31/98

Laurie W. Lawler
Notary Public

EXHIBIT "A"

Unit 5 , in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument 1995-17530, in the office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/76 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, page 20 A & B, in the Probate Office of Shelby County, Alabama.

Inst # 1998-34384

09/03/1998-34384
08:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 51.00