

This instrument was prepared by:

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To: Kevin V. Sanderson
name
750 Cahaba Manor Trail
address
Peelham, Alabama 35124

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Seven Thousand and No/100 (47,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kevin V. Sanderson and Wife, Valerie S. Sanderson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kevin V. Sanderson, Valerie S. Sanderson and Troy Loudin

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

Lot 80, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, page 62, in the Probate Office of Shelby County, Alabama. Less and except the North 5'.

Subject to taxes for 1998.

Subject to 5 foot easement, of record.

Grantors make no warranty of title as to mineral and mining rights.

09/20/98
03:01 PM
SHELBY COUNTY CLERK
10/12/98

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 23rd day of September, 19 98

(Seal)

(Seal)

(Seal)

Kevin V. Sanderson (Seal)
Valerie S. Sanderson (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Kevin V. Sanderson and Wife, Valerie S. Sanderson

whose name(s) 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 hands and official seal this 23rd day of September A.D., 19 98

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/02