

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) B. Christopher Battles
(Address) 3150 Highway 52, West
Pelham, AL 35124

Send Tax Notice to:

(Name) Vincent S. Elliott
(Address) 101 Trail Circle
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand and 00/100-----(\$160,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Greg Sanders and Sharon Sanders, Husband and Wife (herein referred to as grantors), do grant, bargain, sell and convey unto Vincent S. Elliott and Heather L. Elliott, Husband and Wife (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 35, according to the Map of Apache Ridge, Sector 5, as recorded in Map Book 17, Page 62, in the Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$160,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1999-04720

02/03/1999-04720
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1995 11.00

TO HAVE AND TO HOLD, Unto the said GRANTEES 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of January, 19 99.

WITNESS

(Seal)

(Seal)

(Seal)

Greg Sanders (Seal)
Sharon Sanders (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Greg Sanders and Sharon Sanders, 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 hand and official seal, this 29th day of January, A.D., 19 99.

02-25-2001

My Commission Expires:

Notary Public