

SEND TAX NOTICE TO:

Gene E. Sanders

(Name) Rhonda J. Sanders

1416 Alexander Court

(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

2491 Pelham Parkway

(Address) Pelham, AL 35124

Form 1-1-8 Rev. 8/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MACC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Love and Affection----- DOLLARS

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

Gene E. Sanders and wife Rhonda J. Sanders

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gene E. Sanders and Rhonda J. 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:

Lot 40, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 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.

Gene E. Sanders is one and the same person as Gene Edward Sanders.

Inst # 1999-40642

09/29/1999-40642  
02:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 10.00

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 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, I/we have hereunto set my/our hand(s) and seal(s), this 15th day of September, 1999.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Gene E. Sanders  
(Seal)  
Rhonda J. Sanders  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gene E. Sanders and wife Rhonda J. Sanders whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, A. D. 1999

Notary Public