

This instrument was prepared by

Send Tax Notice To: Thomas P. Sanford

(Name) William H. Halbrooks
91 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
112 Southview Terrace
address
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Twenty Thousand and no/100-----(\$320,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mark V. Poche and wife, Mary A. Poche

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

Thomas P. Sanford and Donya S. Sanford

(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 21, according to the Survey of Southpoint, 9th Sector, Phase 2, as recorded in Map Book 16, Page 81, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 288,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 2000-11297

04/06/2000-11297
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 40.50

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, we have hereunto set our hand(s) and seal(s), this 24th day of March, 2000

(Seal)

(Seal)

(Seal)

Mark V. Poche
Mark V. Poche (Seal)

Mary A. Poche
Mary A. Poche (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned Mark V. Poche and Mary A. Poche, a Notary Public in and for said County, in said State, hereby certify that 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 24th day of March, A.D. 2000

William H. Halbrooks
Notary Public