

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Barry S. Holcomb and Melanie J. Holcomb
7460 Old Highway 280
Sterrett, AL 35147

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty-Three Thousand Five Hundred and 00/100 (\$123,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Greg Sanderson, and wife Kristi Sanderson**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Barry S. Holcomb and Melanie J. Holcomb**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 25, Township 19 South, Range 1 West; thence run West along the North line of said 1/4-1/4 for 586.25 feet; thence 87 degrees 37 minutes 38 seconds left run South for 347.42 feet to the Point of Beginning; thence continue last described course for 200.00 feet to the North right of way of Old U.S. Highway 280; thence 93 degrees 00 minutes right run Westerly along said right of way for 120.00 feet; thence 87 degrees 00 minutes right run Northerly for 200.00 feet; thence 93 degrees 00 minutes right run 120.00 feet to the Point of Beginning. Situated in Shelby County, Alabama. Also known as Sanderson Estate, as recorded in Map Book 13, Page 96, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

\$119,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **27th** day of **April**, 2000.


Greg Sanderson


Kristi Sanderson

Inst # 2000-15014

05/08/2000-15014

09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 15.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Greg Sanderson, and wife Kristi Sanderson, whose names 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 instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of April, 2000.


NOTARY PUBLIC

My Commission Expires: 6/5/03

Inst # 2000-15014

05/08/2000-15014
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WTB 15.00