

CORPORATION WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

DAVID V. THOMAS and JODI SANDERS

140 COVE LANE

PELHAM, ALABAMA 35124

That in consideration of

ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100(\$169,900.00)

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

KEYSTONE BUILDING COMPANY, INC.

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

DAVID V. THOMAS and JODI 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 2811, ACCORDING TO THE SURVEY OF WEATHERLY HIGHLANDS THE COVE SECTOR 28 PHASE I, AS RECORDED IN MAP BOOK 27, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to Easements, Restrictions and rights of way of record.

\$135,920.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees DAVID V. THOMAS and JODI SANDERS 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 said KEYSTONE BUILDING COMPANY, INC. does for itself, its successors and assigns, covenant with said DAVID V. THOMAS and JODI SANDERS his/her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said KEYSTONE BUILDING COMPANY, INC., by CORY MASOM its PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December 2001.

_____(Seal) _____(Seal)
KEYSTONE BUILDING COMPANY, INC.
BY: CORY MASON
ITS: PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that CORY MASON whose name as PRESIDENT of KEYSTONE BUILDING COMPANY, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal, this the 21st day of December, 2001.

Shirley L. Barker

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-03

Inst # 2001-57133

12/28/2001-57133
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 45.00

