

This instrument was prepared by:

(Name) William H. Halbrooks
(Address) #1 Independence Plaza, Suite 704
Birmingham, Alabama 35209

Send Tax Notice To:

WARRANTY DEED-

Erwin R. Grigorian

name
114 Ivy Brook Drive

address
Pelham, Alabama 35124

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Eight Thousand, Five Hundred & no/100--(\$128,500.00)
Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
or we,

B. Eric Sanders and wife, Stephanie R. Sanders

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Erwin R. Grigorian

(herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 84, according to the Survey of Ivy Brook, Phase Two, First Addition, as
recorded in Map Book 19, Page 35, in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements, and restrictions of record.

\$ 102,800.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

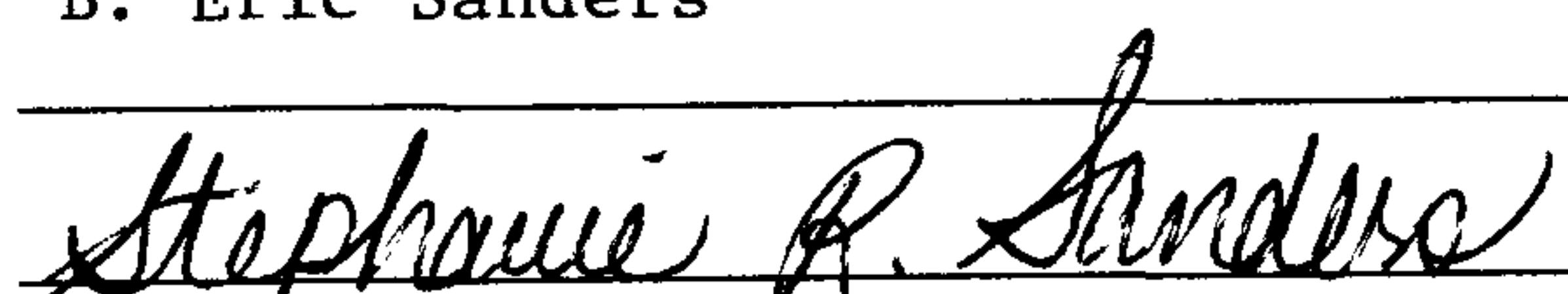
\$ 10,700.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES,
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 GRANTEEES, 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 29th
day of May, 192002.


B. Eric Sanders (Seal)


Stephanie R. Sanders (Seal)

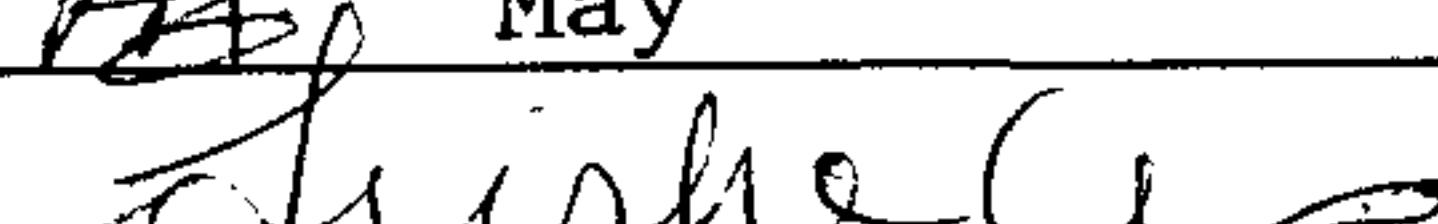
Florida

STATE OF ~~ALABAMA~~
Seminole COUNTY }

General Acknowledgment

I, B. Eric Sanders and Stephanie R. Sanders, a Notary Public in and for the 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 hands and official seal this 29 day of May A.D. 2002.



Notary Public

