


Send Tax Notice To:
John F. Sanborn and Donna S. Sanborn
38 Abbott Square
Birmingham, Alabama 35242


20030923000640420 Pg 1/2 114.00
Shelby Cnty Judge of Probate, AL
09/23/2003 11:35:00 FILED/CERTIFIED

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **Three Hundred Ninety-One Thousand and 00/100 (\$391,000.00) Dollars** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Floyd Veal and Patsy Veal, husband and wife** (herein referred to as Grantors, whether one or more), do grant, bargain, sell and convey unto **John F. Sanborn and Donna S. Sanborn, husband and wife** (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to:



1. Existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$291,000.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this the 22nd day of September, 2003.


Floyd Veal by Gayle D. Holmes his Attorney-In-Fact
Attorney in fact

Patsy Veal by Gayle D. Holmes her Attorney-In-Fact
Attorney in fact

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gayle D. Holmes whose name as Attorney-In-Fact for Floyd Veal and Patsy Veal, whose name 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, she, in her capacity as such Attorney-In-Fact, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22nd day of September, 2003.


Notary Public

My commission expires:

5/21/07

Allison-may

EXHIBIT "A"

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Lot 7, Block 7-31, according to the Map of Mt. Laurel –
Phase 1A, Map Book 27, Page 72A, as recorded in the
Office of the Judge of Probate of Shelby County,
Alabama, being situated in Shelby County, Alabama.