

RO404-20305w
Shelby

20040506000239160 Pg 1/2 76.00
Shelby Cnty Judge of Probate, AL
05/06/2004 11:13:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.
NAJJAR DENABURG, P.C.
Attorneys at Law
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

ROY J. SANFORD
115 CREDEN PLACE
ALABASTER, ALABAMA 35007

STATE OF ALABAMA)
COUNTY OF **SHELBY**)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00) DOLLARS** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I/we, **GARRY CLEM AND VIVIAN H. CLEM, HUSBAND AND WIFE** (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **ROY J. SANFORD** (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, ALABAMA, to-wit:

LOT 309, ACCORDING TO THE SURVEY OF WEATHERLY CREDENHILL, SECTOR 21, AS RECORDED IN MAP BOOK 20, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

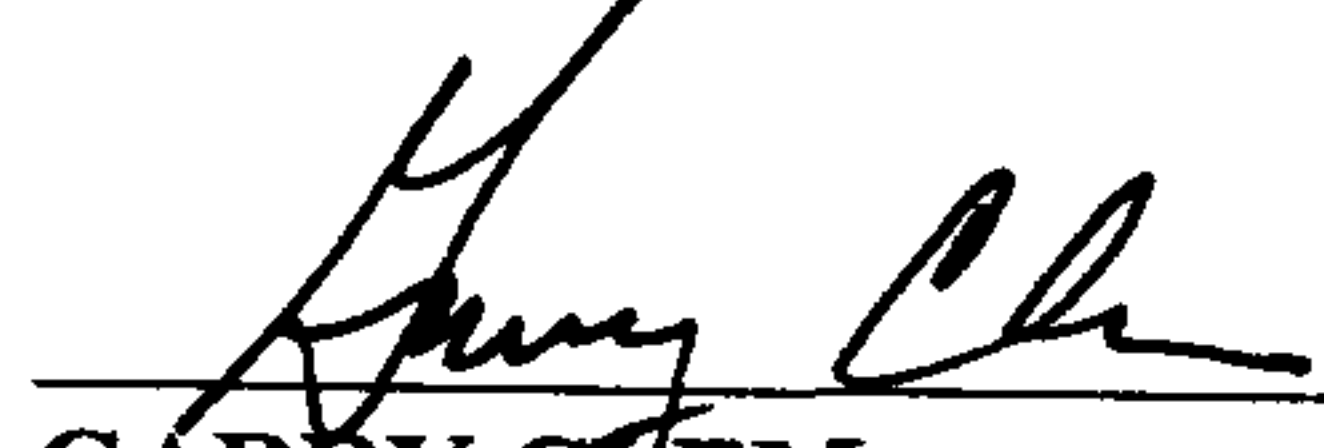
1. Subject to the taxes for the year beginning October 1, 2003, which constitutes a lien, but are not yet due and payable until October 1, 2004.
2. All easements, restrictions, covenants and right of ways of record.

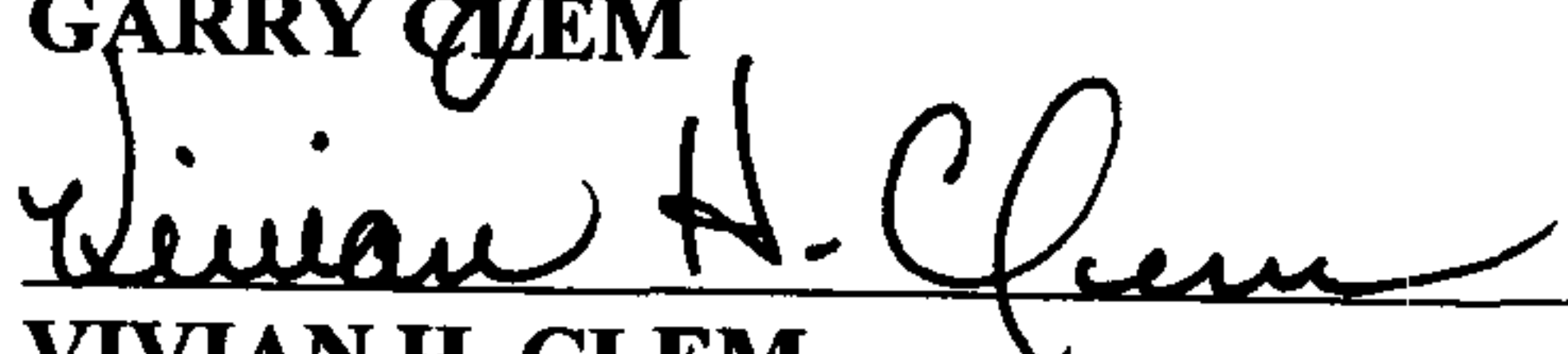
\$88,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE, 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 GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **GARRY CLEM AND VIVIAN H. CLEM, HUSBAND AND WIFE** has hereunto set his signature and seal, this the **30TH** day of **APRIL, 2004**.



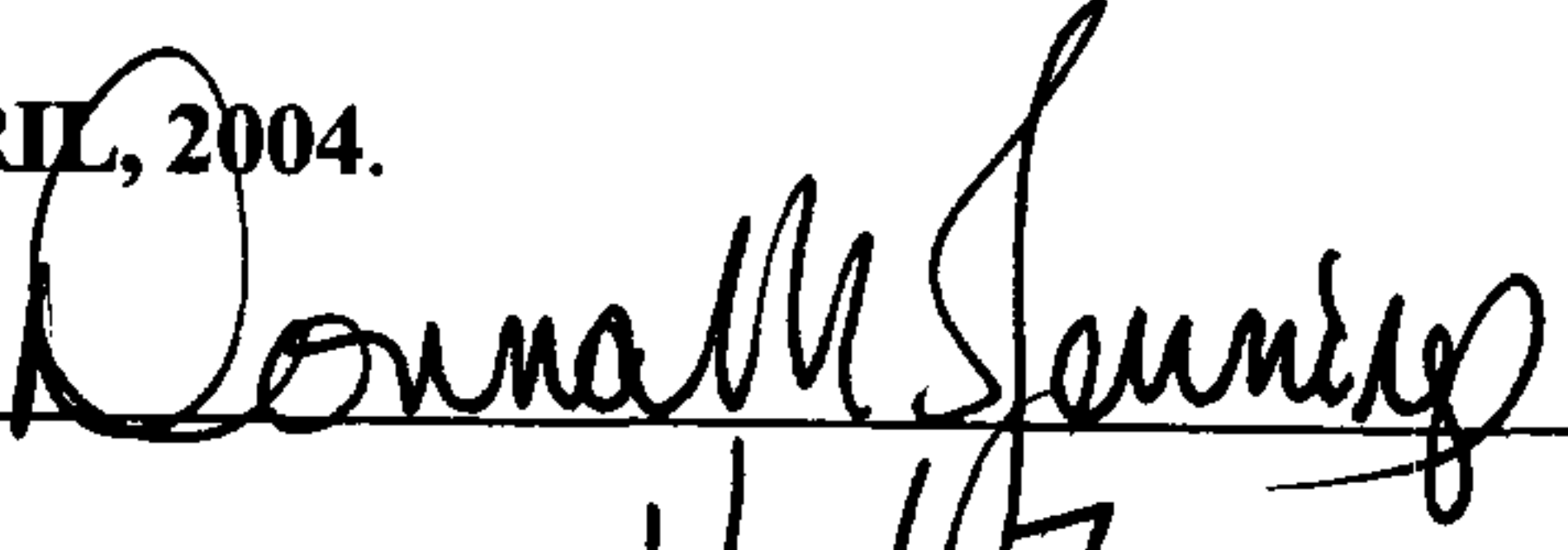
GARRY CLEM


VIVIAN H. CLEM

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that, **GARRY CLEM AND VIVIAN H. CLEM, HUSBAND AND WIFE**, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand this the **30TH** day of **APRIL**, 2004.



Notary Public

My commission expires: 1/16/07