


Send Tax Notice To:  
CRAIG SANDERSON  
1409 Cove Park Circle  
Birmingham, AL 35242

  
20050217000078960 Pg 1/1 47.00  
Shelby Cnty Judge of Probate, AL  
02/17/2005 15:15:00 FILED/CERTIFIED

*This instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

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**WARRANTY DEED**

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STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **THIRTY SIX THOUSAND and NO/00 (\$36,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**JOHN A. HINES, JR. A MARRIED MAN**

grant, bargain, sell and convey unto,

**CRAIG SANDERSON**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOTS 2 & 3 according to the Map of Ironwood as recorded in Map Book 32, Page 88, Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 11<sup>TH</sup> day of February, 2005

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JOHN A HINES, JR.

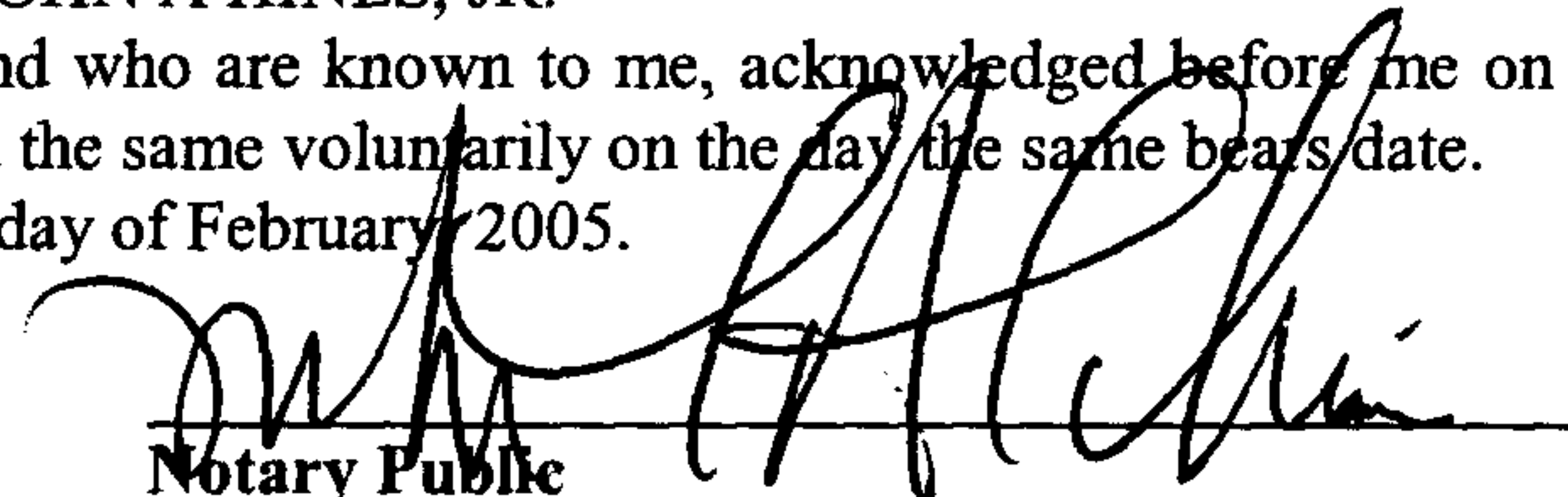
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
JOHN A HINES, JR.

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 and official seal this 11<sup>TH</sup> day of February, 2005.

  
Notary Public

My Commission Expires: 10-16-08

