20050328000139170 1/2 $15.00
Shelby Cnty Judge of Probate,AL
03/28/2005 12:54:46PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Jerry L. Livingston and Tracy Livingston
614 - 11th Avenue SW
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred two thousand and no/100 ($102,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Charles James Sanders, III and Joanna Leigh Prewett Sanders, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jerry L. Livingston and Tracy Livingston** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

$81,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.
$20,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of March, 2005.

Charles J. Sanders III
Charles James Sanders, III

Joanna Leigh Prewett Sanders
Joanna Leigh Prewett Sanders

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES,** a Notary Public in and for said County, in said State, hereby certify that **Charles James Sanders, III and Joanna Leigh Prewett Sanders, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2005.

Notary Public
My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the intersection of the North right of way line of Strowd Avenue and the West right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 95.00 feet to the point of beginning; thence 90°09' right and run Northeasterly for 100.36 feet; thence 27°13'06" left and run Northwesterly for 77.92 feet; thence 62°42'54" left and run Northwesterly for 68.00 feet; thence 90°04' left and run Southwesterly for 170.0 feet to a point on the Northerly right of way line of Strowd Avenue; thence 90°09' left and run Southeasterly along said right of way line of Strowd Avenue for 103.64 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Being known as Lot 79, according to the Siluria Property Line Map, as recorded in Map Book 5, page 10, in the Probate Office of Shelby County, Alabama.