

Send Tax Notice To:
Barry Kenneth Sanford
3008 Brook Highland Drive
Birmingham, AL 35242
PID# 03-9-30-0-002-001.204

TRUSTEE'S GENERAL WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY


20051208000636890 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/08/2005 03:22:13PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Three Hundred Forty-Six Thousand Two Hundred and 00/100 (\$346,200.00)

in hand paid to the undersigned Grantor, the receipt of which is hereby acknowledged,
and

Robert J. Brown, Jr., Trustee, for Robert J. Brown, Sr. Living Trust

Robert J. Brown, Jr., Individually, an unmarried person

(herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Barry Kenneth Sanford and Penny E. Sanford

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1411, according to the Survey of Brook Highland, an Eddleman Community, 14th Sector, as recorded in Map Book 23, Page 2 A & B, in the Probate Office of Shelby County, Alabama.

\$ 363000 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

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

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Trustee, who is authorized to execute this conveyance, hereto set its signature and seal this 22nd day of November, 2005.

Robert J. Brown, Sr. Living Trust

By: Robert J. Brown, Jr.
Robert J. Brown, Jr., Trustee


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Robert J. Brown, Jr.
Robert J. Brown, Jr., Individually

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Brown, Jr. whose name as Trustee of Robert J. Brown, Sr. Living Trust, 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, he/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 22nd day of November, 2005.

W.R. Beals Jr.
Notary Public
My commission expires: 09/21/06

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert J. Brown, Jr. whose name as Trustee of Robert J. Brown, Sr. Living Trust, 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, he/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 22nd day of November, 2005.

W.R. Beals Jr.
Notary Public
My Commission Expires: 09/21/06

SEE ATTACHED FOR
INDIVIDUAL SIGNED LEDGER.

05171RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B3
Birmingham, AL 35242

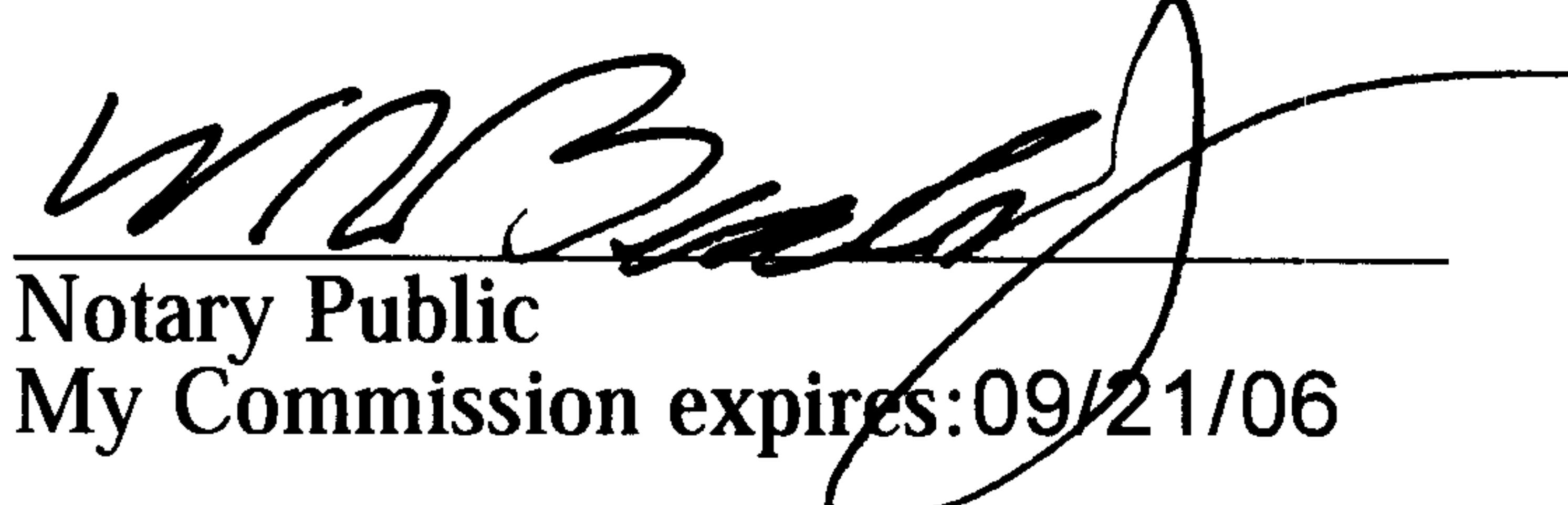
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ACKNOWLEDGMENT

STATE OF ALABAMA, SHELBY COUNTY ss:

On this 22nd day of November, 2005, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Robert J. Brown, Jr., Individually, an unmarried person whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she/they have executed the same voluntarily and as his/her/their act on the day the same bears date.

Given under my hand and seal of office this 22nd day of November, 2005.



Notary Public
My Commission expires: 09/21/06

Loan #:

File #: 05171RB

This instrument was prepared by:

W. Russell Beals, Jr., Attorney at Law

BEALS & ASSOCIATES, P.C.

4898 Valleydale Road #B3

Birmingham AL 35242