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20080331000127700 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/31/2008 08:51:04AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

CHARLES SANDERS III
1314 OLD CAHABA COVE
HELENA, AL 35080

STATE OF ALABAMA
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED EIGHTY TWO THOUSAND DOLLARS 00/100 (\$182,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JOHN T. HILLMAN and THERESA G. HILLMAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CHARLES SANDERS III and ASHLEY J. SANDERS** (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 1016, ACCORDING TO THE SURVEY OF OLD CAHABA 10TH SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.**
3. **RIGHTS OF PARTIES IN POSSESSION.**
4. **ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.**
5. **ANY LIEN, OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW NOT SHOWN BY THE PUBLIC RECORDS.**
6. **EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.**
7. **TAXES OR SPECIAL ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORD.**
8. **TAXES DUE AND PAYABLE OCTOBER 1, 2008.**
9. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.**
10. **RESTRICTIONS APPEARING OF RECORD INSTRUMENT NO. 2000-05491.**
11. **15' BUILDING LINE TO THE FRONT OF LOT AS SHOWN ON RECORDED MAP BOOK 26, PAGE 112.**

**12. 10' EASEMENT TO THE REAR OF LOT AS SHOWN ON RECORDED MAP
BOOK 26, PAGE 112.**


\$182,000.00 of the consideration herein was derived from a mortgage closed 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 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 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 GRANTORS, **JOHN T. HILLMAN and THERESA G. HILLMAN**, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of March, 2008.

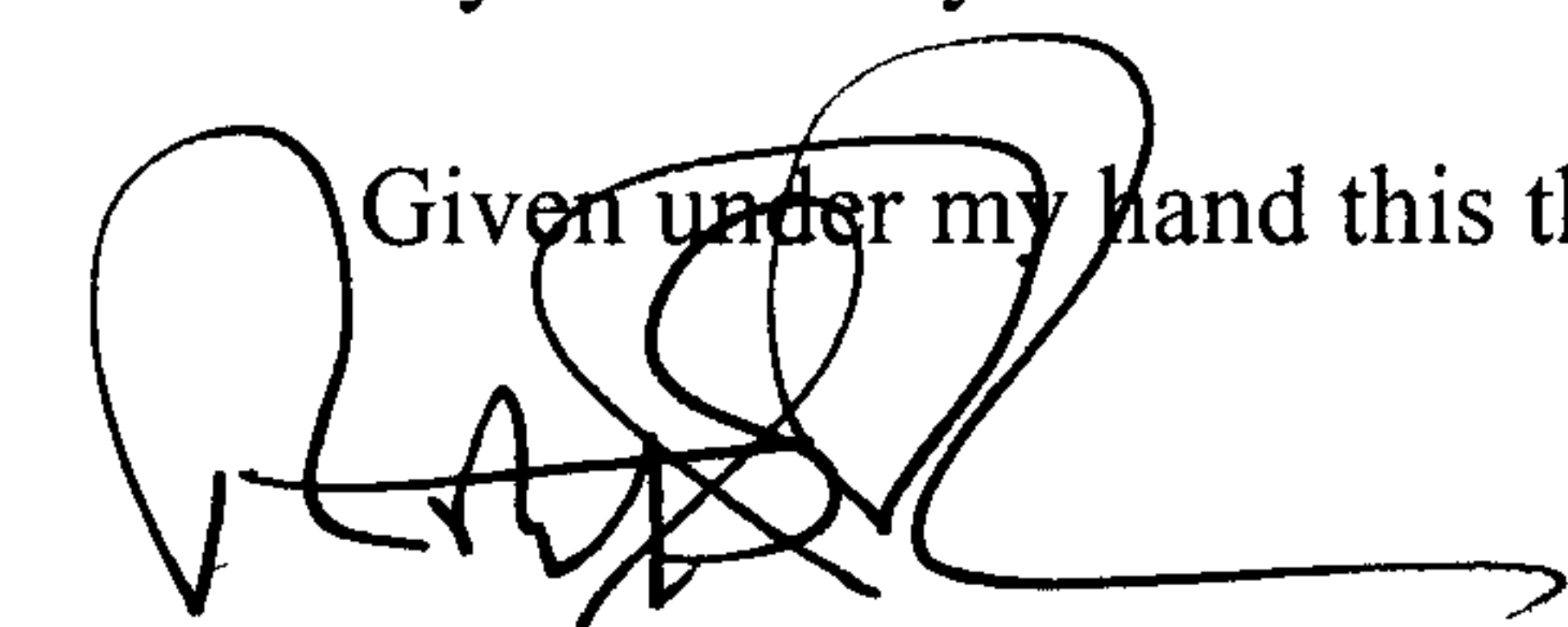

JOHN T. HILLMAN


THERESA G. HILLMAN

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JOHN T. HILLMAN and THERESA G. HILLMAN**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the 27th day of March, 2008.
Notary Public

My commission expires: 7/16/10

