


This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Stephen Sanderson
Gwen Sanderson
6724 Double Oak Court
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY


20100322000083180 1/1 \$311.00
Shelby Cnty Judge of Probate, AL
03/22/2010 03:39:53 PM FILED/CERT


That in consideration of Three Hundred Thousand and 00/100 (\$300,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **Keith Dev. Corp.**, an Alabama Corporation, does hereby grant, bargain, sell and convey unto **Stephen Sanderson** and **Gwen Sanderson**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, according to the Map and Survey of Canterbury Cove, as recorded in Map Book 39, Page 132, in the Office of the Judge of Probate of Shelby County, Alabama.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, 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 Grantees, theirs heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by David Keith, its President, who is authorized to execute this conveyance, has hereto set its signature and seal this 19th day of March, 2010.

Keith Dev. Corp.
By: 
David Keith

STATE OF ALABAMA)

JEFFERSON COUNTY)

Shelby County, AL 03/22/2010
State of Alabama
Deed Tax : \$300.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Keith, whose name as President of Keith Dev. Corp., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 19th day of March, 2010.

My Commission Expires:
08/04/2013


Notary Public