

This instrument prepared by:

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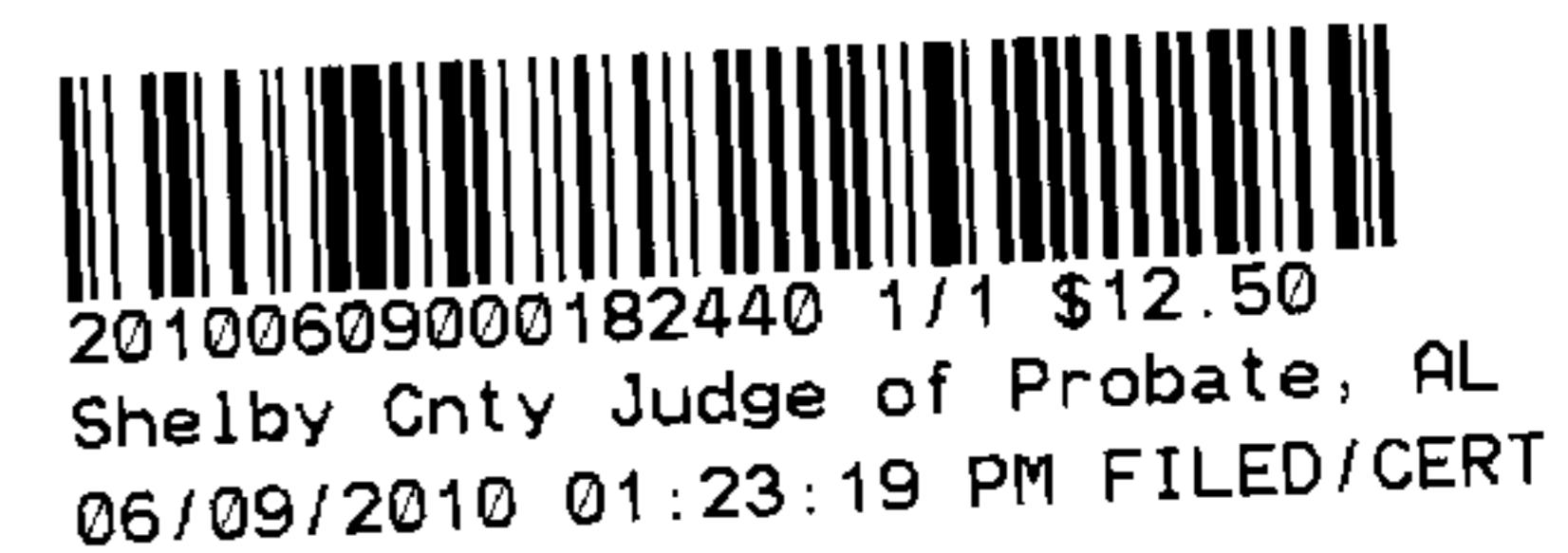
SEND TAX NOTICE TO:

Andrea Sanders
Nathan Sanders
150 Dunwar Drive
Calera, Alabama 35040

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One Hundred Seven Thousand dollars and Zero cents (\$107,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Betty Jean Grant, an unmarried woman, by and through her Attorney-in-Fact, Patsy G. Harris**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Andrea Sanders and Nathan Sanders as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lots 21 & 22, Block 1, according to B. S. Wheeler's Survey of Dunwar Estates, as recorded in Map Book 3, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$105,578.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Betty Jean Grant is the surviving grantee of the deeds recorded in Deed Book 201, page 30, and in Deed Book 197, page 158, Ottis E. Grant having died on or about July 24, 1993.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **28th day of May, 2010.**

Betty Jean Grant
My Attorney-in-Fact, Patsy G. Harris

Betty Jean Grant, by and through her

Attorney-in-Fact, Patsy G. Harris

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty Jean Grant, by and through her Attorney-in-Fact, Patsy G. Harris** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **28th day of May, 2010.**

Notary Public
Commission Expires:

FILE NO: 20101224

