

**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Nena Frost Sanders

(Address) 1875 Highway 23

Calera, AL 35040

MINIMUM VALUE: \$200,000.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **E. G. FROST and wife, NORMA FROST** (herein referred to as Grantor, whether one or more) grant, bargain, sell and convey unto **KENNAN EDGAR FROST SANDERS** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**NE 1/4 of NW 1/4 of SW 1/4; NW 1/4 of NW 1/4 of SE 1/4; SE 1/4 of SW 1/4; W 1/2 of SW 1/4 of SE 1/4; S 1/2 of NE 1/4 of SW 1/4 and SW 1/4 of NW 1/4 of SE 1/4, in Section 13, Township 22 South, Range 3 West, Shelby County, Alabama.**

**LESS AND EXCEPT: property sold to Tommy Joe Sanders and Nena Frost Sanders, as shown in deed recorded in Deed Book 348, Page 49, in Probate office of Shelby County, Alabama.**

**This conveyance is subject to a life estate interest hereby granted to Nena Frost Sanders, for and during the term of her own life.**


**SUBJECT TO:**

- **Property Taxes for 2011 and subsequent years.**
- **Rights, reservations and restrictions of record, including mineral and mining rights reserved to others.**

**SOURCE OF TITLE: Instrument No. 20060908000444010**

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their or its heirs and assigns forever.

Shelby County, AL 06/02/2011  
State of Alabama  
Deed Tax: \$200.00

  
20110602000161690 1/2 \$215.00  
Shelby Cnty Judge of Probate, AL  
06/02/2011 12:49:14 PM FILED/CERT

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her, their or its 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 2<sup>nd</sup> day of Nov., 2010.

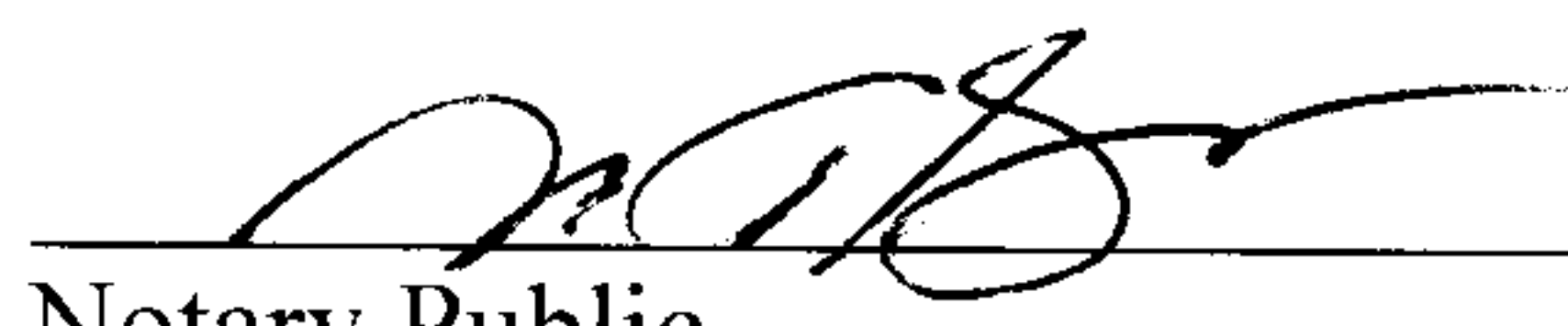
  
E. G. FROST

  
NORMA FROST

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **E. G. FROST and NORMA FROST**, whose names are signed to the foregoing conveyance, and who are known to me, and acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of Nov., 2010.

  
Notary Public  
My commission expires: 8/13/13



20110602000161690 2/2 \$215.00  
Shelby Cnty Judge of Probate, AL  
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