

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
George S. Burrough
306 Hidden Creek Trail
Pelham, AL 35124

20121109000433250 1/1 \$24.50
Shelby Cnty Judge of Probate, AL
11/09/2012 03:35:26 PM FILED/CERT

(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of One Hundred Twenty Three Thousand Five Hundred and no/100-----
---(\$123,500.00) Dollars as evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we, Phillip M. Sanford and Allison Sanford, a married couple
(Same as Property)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
George S. Burrough and Martha B. Burrough
(Whose address is the Property Address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

Lot 175, according to the Survey of Phase Two-Hidden Creek III, as recorded in Map
Book 26, Page 124, in the Probate Office of Shelby County, Alabama

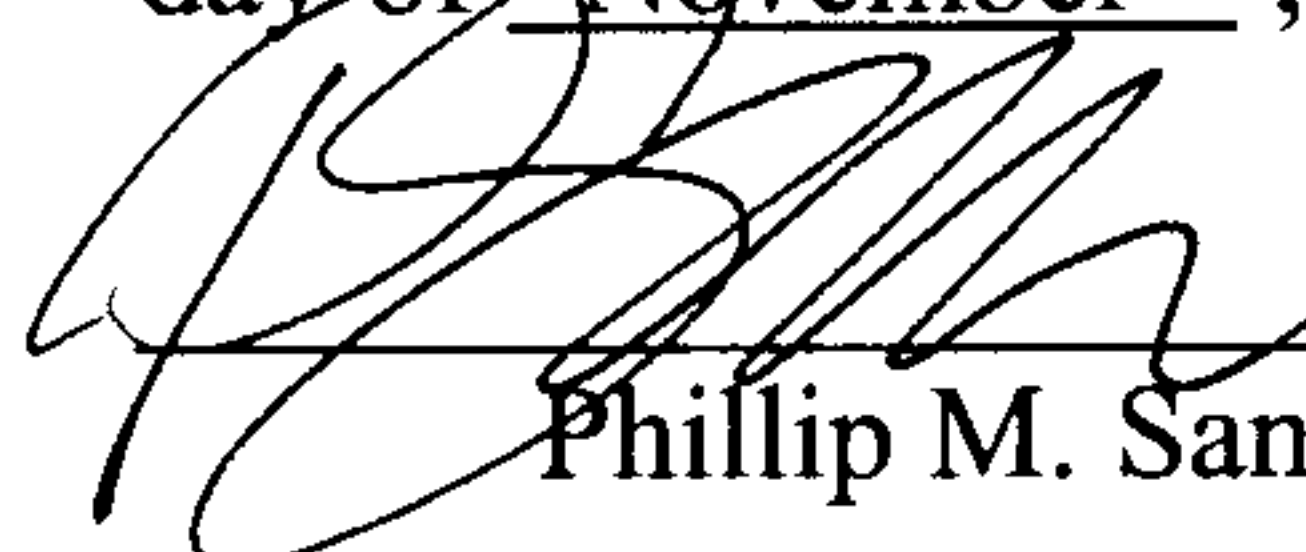
Subject to: current taxes, easements and restrictions of record.


\$ 111,150.00 of the purchase price recited above was paid from a mortgage loan 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd
day of November, 2012.

 (Seal)
Phillip M. Sanford

 (Seal)
Allison Sanford

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Phillip M Sanford and Allison Sanford, whose name(s) are signed to the foregoing
conveyance, and who are known to me, 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 2nd day of November, A. D., 2012.

My Commission Expires: 9/22/13


Notary Public: Caroline Harrington Allen