

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

David P. Saunders and Deborah A. Saunders
315 Christopher Cove
Sterrett, Alabama 35147

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this February 20, 2015, That for and in consideration of **THREE HUNDRED FIFTY NINE THOUSAND AND NO/100 (\$359,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **J. SADLER SANDERS and JILL SANDERS**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **DAVID P. SAUNDERS and DEBORAH A. SAUNDERS**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Commencing at the northwest corner of Section 19, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 0 degrees 28 minutes 44 seconds West, a distance of 1960.85 feet to the point of beginning; thence South 38 degrees 23 minutes 17 seconds East, a distance of 391.90 feet; thence north 20 degrees 26 minutes 21 seconds East, a distance of 570.40 feet; thence South 62 degrees 48 minutes 49 seconds West, a distance of 497.52 feet to the point of beginning. Also known as a part of Lot 3, according to the Survey of Christopher Cove, as recorded in Map Book 22, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 22, Page 53.
7. Easement six (6) feet in width as currently located along the narrow strip of real estate beginning at County Highway 280 for the purpose of maintaining a water line.
8. Easement to Colonial Pipe Line, recorded in Volume 220, Page 822.
9. Mineral and mining rights and rights incident thereto recorded in Volume 134, Page 561.



20150304000065840 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
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Shelby County, AL 03/04/2015
State of Alabama
Deed Tax: \$18.00

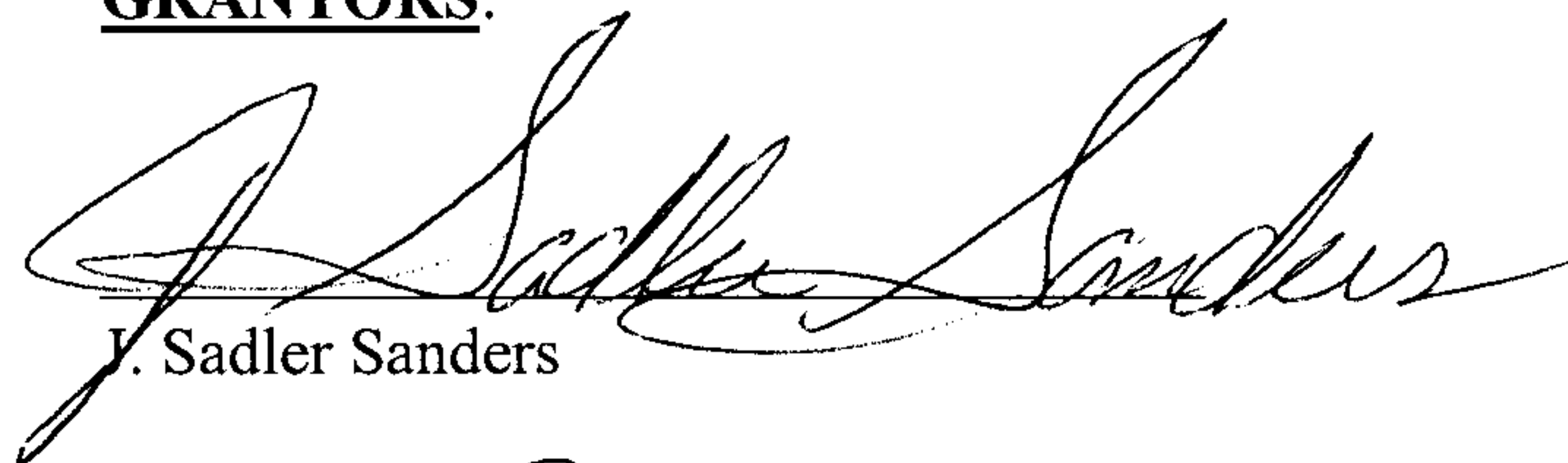
10. Right of way for Public Road recorded in Volume 95, Page 537 and in Volume 104, Page 4449.
11. Right of way to Alabama Power Company recorded in Volume 138, Page 438.
12. Restrictions or Covenants recorded in Instrument 1997-12754.

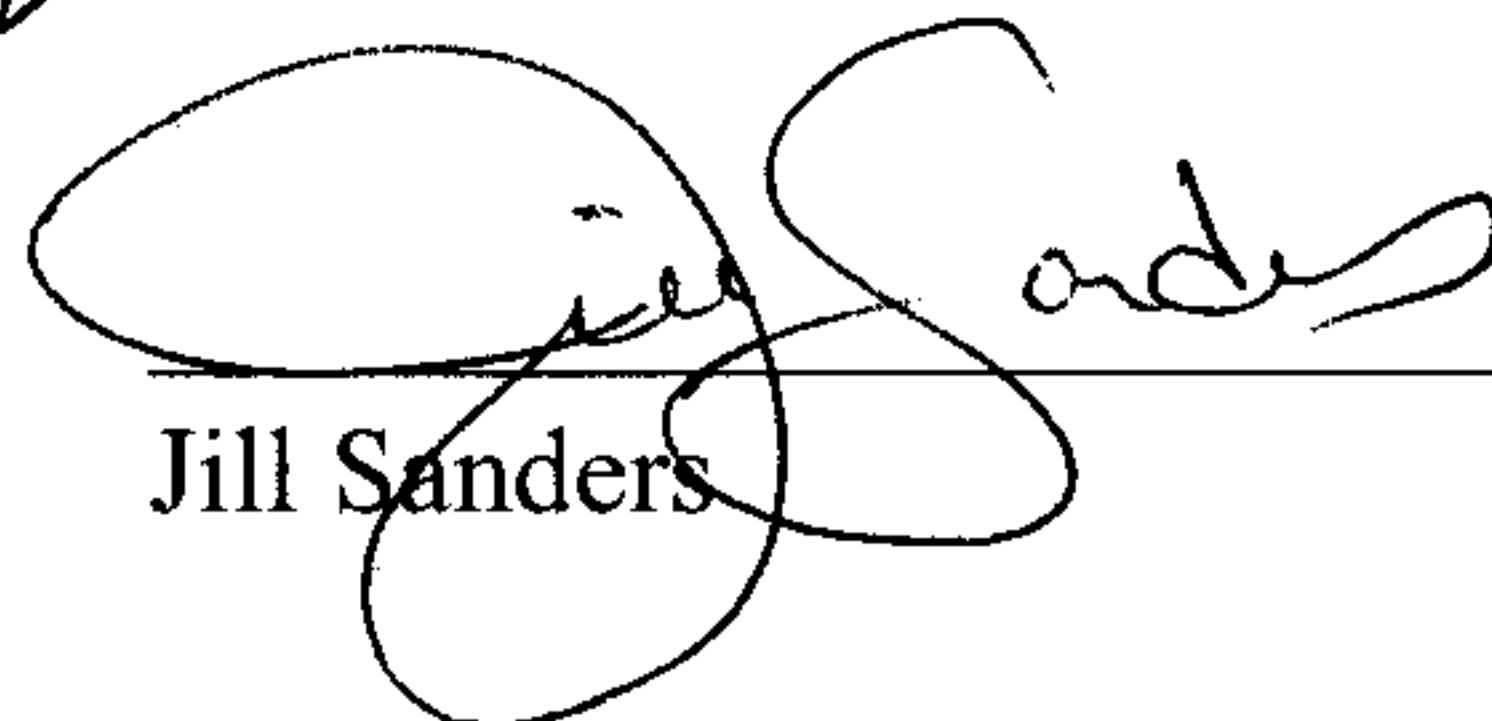
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

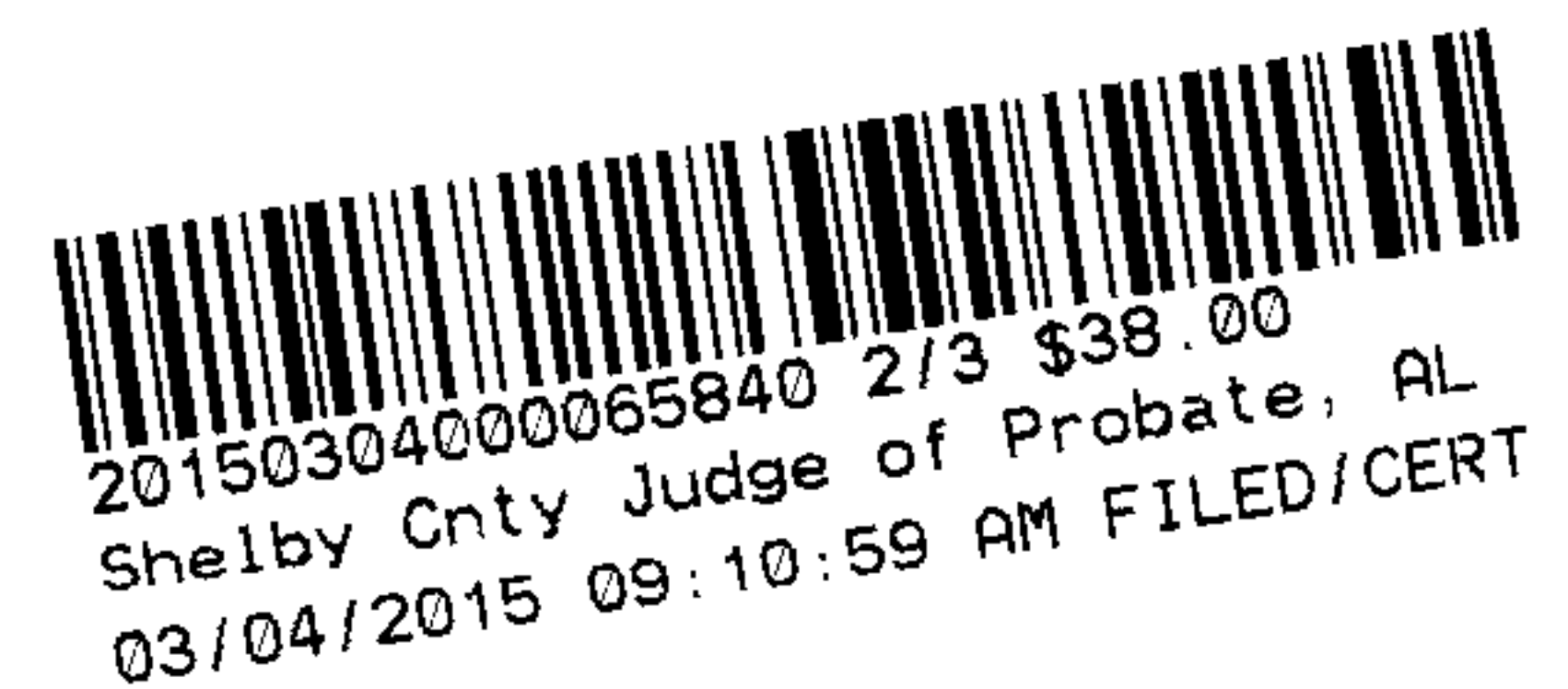
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 20, 2015.

GRANTORS:


J. Sadler Sanders


Jill Sanders

**STATE OF ALABAMA
COUNTY OF SHELBY**


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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that J. Sadler Sanders and Jill Sanders, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, J. Sadler Sanders and Jill Sanders each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 20, 2015.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

[Affix Seal Here]

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name J. Sadler Sanders
Mailing Address Jill Sanders
315 Christopher Cove
Sterrett, Alabama 35147

Grantee's Name David P. Saunders
Mailing Address Deborah A. Saunders
315 Christopher Cove
Sterrett, Alabama 35147

Property Address 315 Christopher Cove
Sterrett, Alabama 35147

Date of Sale 02/20/15
Total Purchase Price \$ 359,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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