

(Name) ROBERT H. CARTER, Attorney
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Birmingham, Alabama 35205



Jefferson Valley Title Insurance Company
315 21ST NORTH • P.O. BOX 11431 • BIRMINGHAM, ALABAMA 35201
MISSISSIPPI VALLEY TITLE INSURANCE COMPANY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

19810116000005530 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/16/1981 00:00:00 FILED/CERTIFIED

That in consideration of Fifteen Thousand Nine Hundred Seven and NO/100 - - - (\$15,907.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John W. Sparger, Jr. and wife, Elizabeth B. Sparger
(herein referred to as grantors) do grant, bargain, sell and convey unto

George B. Twitty and wife, Wendy A. Twitty
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 42, according to the survey of Scottsdale, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

The Grantees herein agree to assume and pay that certain mortgage heretofore executed by John W. Sparger, Jr. and wife, Elizabeth B. Sparger to Molton, Allen & Williams, Inc., and recorded in Mortgage Book 373, Page 728, in the Probate Office of Shelby County, Alabama.

\$5,000.00 of the consideration recited above was from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 330 PAGE 089

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED *See City 409 - JHS*
1981 JAN 16 AM 10:11 *See City 1020*
Fee 1.50
Dist. 1.00
12.50
Thomas A. Sparger, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15th day of January, 19 81

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

John W. Sparger, Jr. (Seal)
Elizabeth B. Sparger (Seal)
.....(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Sparger, Jr. and wife, Elizabeth B. Sparger 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 15th day of January, A. D. 19 81

Form ALA-31 ROBERT H. CARTER, ATTORNEY
P.O. BOX 5114
BIRMINGHAM, ALABAMA 35213

Sandra Hancock
ary Public.