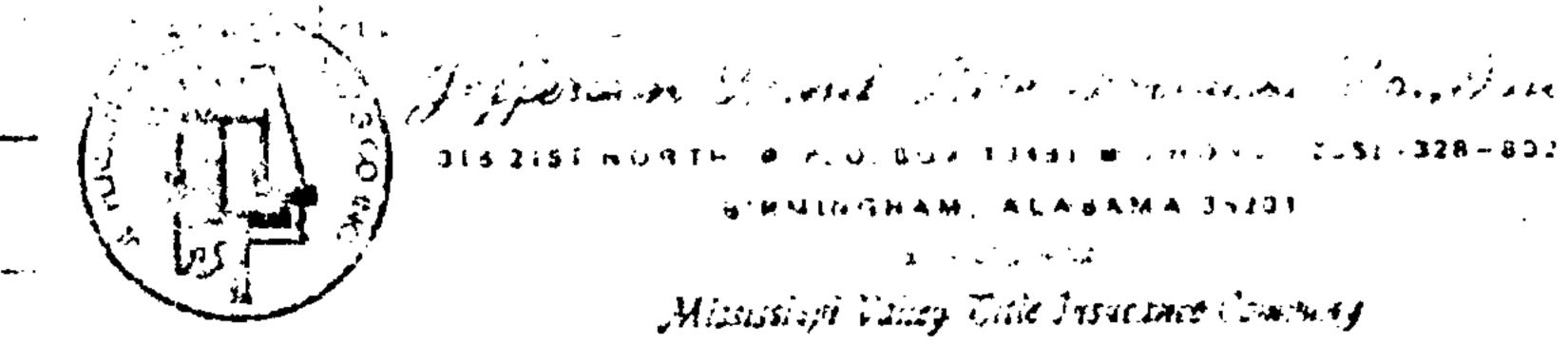
STARLE N. SAUDER, MARKEY



315 2151 NORTH # P.O. GOVERNMENT OF PROPERTY \$28-832

G'RULLIGHAM, ALABAMA 35201

Missississe Valley Title Insucance Comming

WARRANTY DISD. JOINTLY FOR LIFE WITH REMAINDER TO SURVIYOR-

JEFFERSON -

KNOW ALL MEN BY THESE PRESENTS.

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 Shelby

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.

rice 659

STATE OF ALA. SHELBY CO. I CERTIFY THIS

I CERTIFY THIS

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FOR OF PROSATE

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 aurvivor 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 ancimbrances, 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, ngainst the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set day of January 19 81	Our hand(s) and seal(s), this 15th	
WITNESS:		
	John W. Sparger, Jr.	Seal)
(Seal)	Elizabeth B. Sparger Para (s	Seal)
(Seal)	(S	Seal)

TATE	OF	ALABAM	ſA)
J	EFF	ERSON	COUNTY	Ì

General Acknowledgment

I.	the undersigned			Notary Public	in and for each Co	were the said Class.
hereby certify	the undersigned that John W. Sparge	r, Jr. and wife	, Elizabeth	B. Sparger	THE COLUMN THE CALL	maray, in said State,
whose name.	.saresi	nad to the foregoing	conveyance, and	who are	known to me, ackn	owiedged before me
on this day,	that, being informed of th	e contents of the cor	nveyancet	they	executed t	he same voluntarily
-	e same bears date.		•			
C:	1	* . * * * * * * * * * * * * * * * * * *		7	∕ 1	Q 1

Given under my hand and official seal this... 15th day of January

ROBERT E. CARTER, ATTORNEY

ATA-31 ROBERT E. CARTER, ATTORNEY

ary Public.