

This instrument was prepared by
(Name) Dale Corley
(Address) 2100 Sixteenth Avenue, South

Send Tax Notice To: David W. Phillips
name
12 Red Fox Drive
address Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Warren G. Sparks, Jr. and wife, Sabra J. Sparks
(herein referred to as grantors) do grant, bargain, sell and convey unto
David W. Phillips and Nell F. Parks

(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 12, according to Survey of Hunter's Glen - First Addition, as recorded in Map Book 6, Page 56, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$65,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 108 PAGE 872

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 10th day of December, 1986

WITNESS: STATE OF ALA. SHELBY CO
I CERTIFY THIS INSTRUMENT WAS FILED
1987 JAN -7 PM 5:51
Deed tax - 500
Doc 250
Ind 100
850
Warren G. Sparks Jr (Seal)
Warren G. Sparks, Jr. (Seal)
Sabra J. Sparks (Seal)
Sabra J. Sparks (Seal)
JUDGE OF PROBATE (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 Warren G. Sparks, Jr. and wife, Sabra J. Sparks whose names 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 10th day of December A. D., 1986

Form 31-A Jeff Little
Corp. [Signature] Notary Public.