

State of Alabama

SHELBY

County

2805

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Ten and no/100-----

DOLLARS

to the undersigned grantor SADIE BENSON, a widow

in hand paid by Betty Sparks and Vaughn Sparks

the receipt whereof is acknowledged I the said
Sadie Benson, a widow

do grant, bargain, sell and convey unto the said Betty Sparks and Vaughn Sparks

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lots 3, 4, 5, & 6, Block 73, according to Safford's Map of the Town of Shelby,
Alabama, prepared in the year 1890, and which is recorded in the Probate Office of
Shelby County, Alabama.

There is excepted herefrom rights of ways or easements now existing, if any.

TO HAVE AND TO HOLD Unto the said Betty Sparks and Vaughn Sparks

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this 5th day of March, 1962.

WITNESSES:

Sadie Benson (Seal.)
Sadie Benson

..... (Seal.)

..... (Seal.)

..... (Seal.)

RETURN TO:

TO

Sadie Benson

Wally

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1-45

55

2-2

State of ALABAMA
SHELBY COUNTY

I, *Clair G. Harrison*

a Notary Public in and for said County, in said State,

hereby certify that Sadie Benson, a widow

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

5th

day of March, 1962.

Clair G. Harrison

Notary Public. *for*

State of Ala. at large

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON *1/17/62*
2-12-1962
RECORDED & *3* MTG. TAX
& *3* DEF. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

BOOK 219 PAGE 726