

NAME: Jack R. Thompson, Jr.

ADDRESS: 620 N. 22nd Street, Birmingham, Ala.

19730723000041750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/23/1973 12:00:00 AM FILED/CERTCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

7459

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON COUNTY;

See Mtg 332 - 637

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty Eight Thousand Nine Hundred Dollars and no/100

to the undersigned grantor, Three Seasons Development Corporation
a corporation, in hand paid by James Harry Sparks and wife, Melba Warren Sparks
the receipt whereof is acknowledged, the said Three Seasons Development Corporationdoes by these presents, grant, bargain, sell, and convey unto the said James Harry Sparks and
wife, Melba Warren Sparksas joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 7, Block 1, according to the Survey of Indian Valley, Fourth Sector, as
recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.
Subject to the following:

1. Taxes due in the year 1973, a lien but not yet payable.
2. Easement and building line as shown by recorded map.
3. Easement to Alabama Power Company as shown by instruments recorded in Volume 102, Page 55; Volume 119, Page 297; Volume 107, Page 121, Volume 102, Page 53, Volume 103, Page 43 and Volume 104, Page 213 in the Probate Office of Shelby County, Alabama.
4. Flood rights as shown by instrument recorded in Volume 278, Page 292, and Volume 277, Page 769, in the said Probate Office.
5. Restrictions contained in Misc. Volume 1, Page 207, in the said Probate Office.
6. Mineral and mining rights and rights incident thereto as recorded in Volume 181, Page 385, in the said Probate Office.

\$28,900.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.
TO HAVE AND TO HOLD Unto the saidas 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 said Three Seasons Development Corporation does for itself, its successors
and assigns, covenant with said James Harry Sparks and wife, Melba Warren Sparks
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said James Harry Sparks and wife, Melba
Warren Sparks
heirs, executors and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, The said Three Seasons
Development Corporation

signature by R. M. Hauerwas

has hereunto set its
its President,who is duly authorized, and has caused the same to be attested by its Secretary,
on this 9th day of July, 1973.

ATTEST:

Secretary.

By

President

THREE SEASONS SAVINGS AND
LOAN ASSOCIATION
1980 GREENVALE ROAD
BIRMINGHAM, AL. 35226

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of _____ 19__

at _____ o'clock _____ M, and was duly re-

corded in Volume _____ of Deeds

at page 30.00, and examined.

1145

Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Ala.

State of Alabama

JEFFERSON

COUNTY;



19730723000041750 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/23/1973 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that R. M. Hauerwas,
whose name as President of the Three Seasons Development Corporation
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 4th day of July

Notary Public

BOOK 281 PAGE 436

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Deed 20.00
JUL 23 AM 11:00

U.C.C. FILE NUMBER OR

REC. BK. & PAGE AS SHOWN ABOVE

Conrad McFarland

JUDGE OF PROBATE