

This instrument was prepared by

(Name) Loring S. Jones, III, Attorney at Law
Suite 107, 1009 Montgomery Hwy., South
(Address) Vestavia Hills, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY } COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety Eight Thousand Five Hundred & no/10 DOLLARS (\$198,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael W. Wedgworth d/b/a Wedgworth Construction Company (herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Sparacio and Nancy C. Sparacio (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 16, in Block 8, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

NOTE: \$150,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 4th day of November, 1985.

WITNESSE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV -7 AM 11:27

Michael W. Wedgworth
Michael W. Wedgworth
d/b/a Wedgworth Construction Company

(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 Michael W. Wedgworth d/b/a Wedgworth Construction Company 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, A. D., 1985.

WILLIS & JONES
ATTORNEYS AT LAW
SUITE 107, COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 35216

Carly Williams
Notary Public.
My Commission Expires September 17, 1986