



JEFFERSON TITLE CORPORATION Tax Notice to

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Name William M. Sparks

(Name) Danny C. Lockhart, Attorney at Law

Address 5116 Birchbark Circle

(Address) 1129 Forestdale Blvd. Birmingham, Al.

Birmingham, Al. 35242

Zip

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

Jefferson COUNTY

That in consideration of One hundred sixty-five thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard E. Rector, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

William M. Sparks and Avis G. Sparks
(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 15-A, according to the Resurvey of Lots 15, 16, 17, 19 & 20, of the Amended Map of Hickory Ridge Subdivision, said Resurvey recorded in Map Book 14, page 66 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes due and payable October 1, 1991.
2. Easements, exceptions, reservations and restrictions of record, if any.

(\$68,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.)

Subject property is not the homestead of the grantor, nor is it the homestead of his wife.

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

90 DEC 14 AM 9:29

JUDGE OF PROBATE

1. Deed Tax	97.00
2. Mtg Tax	0.00
3. Recording Fee	3.50
4. Indexing Fee	3.00
5. Notary Fee	0.00
6. Certified Fee	1.00
Total	103.50

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 7th day of December, 19 90

WITNESS:

(Seal)	<u>Howard E. Rector</u>	(Seal)
(Seal)	<u>Howard E. Rector</u>	(Seal)
(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 Howard E. Rector 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 7th day of December A.D., 19 90

Danny C. Lockhart