

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of SIXTY THREE THOUSAND SIX HUNDRED SEVENTY FIVE and no/100'S DOLLARS (\$63,675.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RICK GALLOWAY and SUSAN V. RICE, his wife (herein referred to as grantors) do grant, bargain, sell and convey unto GREGORY M. SPARKS and DANIEL NORRIS 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 A, Block 8, according to the survey and map of RIVERWOOD, 3rd Sector as recorded in Map Book 8 page 103 in the Office of the Judge of Probate of Shelby County, Alabama.

The purchasers assumed a first mortgage of \$55,175.00 which is recorded in Volume 85 page 20 to secure part of the purchase price.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted.

And we do for ourselves and for my our, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 our hand(s) and seal(s) this 30th day of JULY 1991.

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

Rick Galloway 91 AUG -8 PM 12:30 Susan V. Rice
RICK GALLOWAY SUSAN V. RICE

JUDGE OF PROBATE

State of Alabama
Jefferson County

Notary Fee	8.50
State Fee	3.88
County Fee	7.00
Total	19.38

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that RICK GALLOWAY and SUSAN V. RICE, 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 30th day of JULY 1991.

Notary Public: Mark E. Tippins

*Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Mark E. Tippins

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