

1558
This instrument prepared by:
John N. Randolph, Attorney
Skote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice To:
James A. Sparacio
Glenda S. Sparacio
405 Chase Plantation Pkwy.
Birmingham, Alabama 35244

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 Three Thousand and 00/100'S *** (\$103,000.00) Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Robert Henry Thomas and wife, Laura Lane Webb Thomas** (herein referred to as grantors) do grant, bargain, sell and convey unto **James A. Sparacio and Glenda S. Sparacio** (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 5, according to the Survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, Page 156, in the Probate Office of Shelby County, Alabama.

Subject to:

- BOOK 374 PAGE 788
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
 2. Restrictions appearing of record in Book 66, page 616; Misc. 14, page 536; Misc. 17, page 550; Misc. 34, page 549; and Book 46, page 181.
 3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 65, Page 1.
 4. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 69, Page 458.
 5. Agreement with Alabama Power Company for residential utility distribution as recorded in Book 69, Page 455.
 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Volume 127, Page 140.
 7. 10 foot utility easement along the South lot line; also an easement of undetermined width across the center portion and western portion of lot, all as shown on recorded plat.

\$84,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, 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, we have hereunto set our hands and seals this 22nd of November, 1991.

X Robert Henry Thomas (Seal)
Robert Henry Thomas

X Laura Lane Webb Thomas (Seal)
Laura Lane Webb Thomas

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Henry Thomas and wife, Laura Lane Webb Thomas 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.

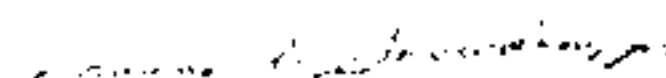
Given under my hand and official seal this 22nd day of November, 1991.


Notary Public
Affix Seal

BOOK 374 PAGE 789

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

91 NOV 26 AM 9:46


JUDGE OF PROBATE

1. Deed Tax	\$ 19.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 28.00