

SEND TAX NOTICE TO:
Michael W. Jarrett
5251 Jameswood Lane
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:
Claude McCain Moncus, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred and 00/100 Dollars (\$500.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, Michael W. Jarrett and Cynthia J. Sparks, (herein referred to as Grantors) do grant, bargain, sell and convey unto Michael W. Jarrett and wife, Cynthia Sparks Jarrett (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 34, according to the Survey of Jameswood Third Sector as recorded in Map Book 11, Page 109, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.;


Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record and Ad valorem taxes for the year 1992, which said taxes are not due or payable until October 1, 1992.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with 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 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 30th day of June, 1992.

 (Seal)
Michael W. Jarrett

 (Seal)
Cynthia J. Sparks

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Michael W. Jarrett and Cynthia J. Sparks 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of June, 1992.

John G. Roberts
Notary Public

My commission expires: My Commission Expires May 8, 1994

Inst # 1992-15043

07/27/1992-15043
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 9.50