



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY NINE THOUSAND FIVE HUNDRED AND NO/100 (\$59,500.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
BETTY WILSON and husband, Larry R. Carroll.

(herein referred to as grantors) do grant, bargain, sell and convey unto
ROBERT A. SPROUSE and wife, PAULA H. SPROUSE

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

See exhibit "A" attached hereto and made a part hereof as if set forth in full herein
for the complete legal description of the property being conveyed by this instrument.
SUBJECT TO: 1) Taxes for the year 1994 and subsequent years; 2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions of
record, if any; 3) Mineral and mining rights, if any.

\$60,690.00 of the purchase price recited above was paid from the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Subject property is one and the same as that property conveyed to Grantors by deed
recorded in Deed Volume 240, page 216.

Betty Wilson is the surviving Grantee of deed recorded in Volume 240, page 216. The
other Grantee, Claude C. Wilson, having died on or about the 23rd day of November, 1980.

Betty Wilson is one and the same person as Betty J. Carroll.

Inst # 1994-21620

07/08/1994-21620
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st
day of July, 19 94

WITNESS

(Seal)

Betty J. Carroll

(Seal)

(Seal)

Larry R. Carroll

(Seal)

(Seal)

Larry R. Carroll

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that we
whose name is 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 1st day of July A.D. 19 94

8-29-94 RE

Notary Public

Inst # 1994-21620