



# JEFFERSON TITLE CORPORATION

This instrument was prepared by

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## 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 (\$59,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES 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 GRANTEES) 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 NCB 9.50

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, WE have hereunto set OUR hand(s) and seal(s), this 1st

day of July, 19 94

WITNESS

\_\_\_\_\_  
 (Seal) Betty J. Carroll (Seal)

\_\_\_\_\_  
 (Seal) \_\_\_\_\_ (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

8-25-94

[Signature]

Notary Public

Inst • 1994-21620