

2018 Hwy 26
Alabaster, AL
35007



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 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.

THIS DEED IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HERE OF.

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, 1994.

(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., 1994

8-29-94 _____
Notary Public

Inst # 1994-21620

14592-1

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4, SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, RUN SOUTH ALONG EAST LINE OF SAID 1/4-1/4 SECTION 15.0 FEET TO THE SOUTH LINE OF MAYLENE ROAD; THENCE SOUTH 87 DEGREES 30 MINUTES WEST ALONG MAYLENE ROAD 611.0 FEET TO POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE 200.0 FEET; THENCE SOUTH 6 DEGREES 45 MINUTES EAST 114.84 FEET; THENCE GO NORTH 83 DEGREES 18 MINUTES EAST A DISTANCE OF 199.46 FEET, (DEED 73 DEGREES 15 MINUTES), (NORTH 83 degrees 18 MINUTES 32 SECONDS EAST, 193.74 FEET MEASURED TO A FOUND IRON PIN); THENCE GO NORTH 6 DEGREES 45 MINUTES WEST A DISTANCE OF 100.00 FEET (NORTH 6 degrees 45 MINUTES 00 SECONDS WEST 100.28 FEET - MEASURED TO A FOUND IRON PIN) to the point of beginning of THE TRACT HEREIN DESCRIBED.

Inst # 1994-26541

08/26/1994-26541
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00