

SEND TAX NOTICE TO: GREGORY M. SPARKS AND STACY C. SPARKS
124 KENTWOOD WAY, ALABASTER, AL 35007

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY NINE THOUSAND THREE HUNDRED SEVENTY NINE AND 78/100 DOLLARS (\$149,379.78) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, ROY MARTIN CONSTRUCTION, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, GREGORY M. SPARKS AND WIFE, STACY C. SPARKS (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 72, ACCORDING TO THE SURVEY OF KENTWOOD, 2ND ADDITION, PHASE I, AS RECORDED IN MAP BOOK 18 PAGE 60 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, the undersigned officer on behalf of the corporation has placed its hand and seal, on AUGUST 31, 1994.

ROY MARTIN CONSTRUCTION, INC.

BY: [Signature]
ROY MARTIN, ITS PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that ROY MARTIN, whose name is signed as PRESIDENT of ROY MARTIN CONSTRUCTION, INC., A Corporation, IS SIGNED to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, AS such OFFICER AND WITH FULL AUTHORITY, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the AUGUST 31, 1994

My commission expires: 11/30/97 [Signature]
Notary Public

09/06/1994-27299
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 158.00

1054 # 1994-27299