

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) G. Glenn Walker
(Address) 525 Fieldstone Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100THS (\$127,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, MICHAEL B. SPARKS AND WIFE, DONNA D. SPARKS (herein referred to as grantors), do grant, bargain, sell and convey unto G. Glenn Walker and wife, Brenda C. Walker (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 70, ACCORDING TO THE SURVEY OF FIRST SECTOR OF FIELDSTONE PARK, AS RECORDED IN MAP BOOK 15 PAGE 89, IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$100,000.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Inst # 1996-22684

07/15/1996-22684
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 35.50

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 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 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 10th day of JULY, 19 96.

WITNESS

(Seal) Michael B. Sparks (Seal)
MICHAEL B. SPARKS

(Seal) Donna D. Sparks (Seal)
DONNA D. SPARKS

(Seal)

STATE OF ~~ALABAMA~~ TENNESSEE }
Notary at large } County } General Acknowledgment
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MICHAEL B. SPARKS AND WIFE, DONNA D. 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 conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of JULY, A.D., 19 96.
8-21-99 My Commission Expires: Teresa S. Ford Notary Public