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SEND TAX NOTICE TO:

✓ Connie and James Osborn

✓ 4580 Highway 47

Shelby, Alabama 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 DOLLARS (\$1.00) and execution of purchase money mortgage to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Betty Sparks**, a married woman, (herein referred to as grantor) do grant, bargain, sell and convey unto **Connie Osborn** and husband, **James Osborn** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 11, 12, 13, 14, 15, and 16, Block 90, according to Safford's Map of the Town of Shelby prepared in the year 1890 and which is recorded in the Probate Office of Shelby County, Alabama in Map Book 3, Pages 38 and 47.

The above described property constitutes no part of the homestead of the Grantor.

(Description supplied by the parties, no title examination made.)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 31 day of July, 1998.

Betty Sparks (SEAL)
Betty Sparks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty Sparks, whose name 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 1998.

Wallace, Ellis, Fowler & Head (SEAL)
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 10.50

Inst # 1998-30876