

This instrument was prepared by

Send Tax Notice To: Mark A. Sparks
name 224 Hickory Hills Dr.
Alabaster, Al. 35007
address

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred fifteen thousand nine hundred and no/100 (\$115,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Kendall P. Bennetto and his wife Mary Ann Bennetto

(herein referred to as grantors) do grant, bargain, sell and convey unto
Mark A. Sparks and Caroline E. 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 No. 5 of Hickory Hills Subdivision, according to the map or plat thereof
recorded in Map Book 5, Page 103 in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$111,264.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Inst # 2001-12387

04/04/2001-12387
09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 DLH 16.00

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 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 30
day of March, 2001

WITNESS:

(Seal)
(Seal)
(Seal)

Kendall P. Bennetto (Seal)
Mary Ann Bennetto (Seal)
MARY ANN BENNETTO (Seal)

STATE OF ALABAMA

Jeffers COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kendall P. Bennetto and his wife Mary Ann Bennetto
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30 day of March, 2001 A. D., 20

My commission expires: 9/13/04

A. D., 20
Notary Public.