


This Instrument Was Prepared By:
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Dustin Sparks
1116 Henry Dr
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**


20110504000135040 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/04/2011 02:03:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand and 00/100 Dollars (\$5,000.00))** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Estate Charles E. Sparks, deceased, Probate Case No. PR-2006-486, in the Probate Office of Shelby County, Alabama**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Dustin Charles Sparks**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 6, Block 2, according to the Map of Brantleyville, as recorded in Map Book 3, Page 125, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

Subject to property tax liability for tax year 2006 and all subsequent tax years.

NOTE: This instrument was prepared without benefit of title search.

NOTE: This property is not homestead property of the grantors.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17th day of January, 2011.

GRANTORS

Tara Brasher (L.S.)
By: Tara Brasher, as Personal Representative
of the Estate of Charles E. Sparks, deceased
PR-2006-486 Recorded in the Probate Office of
Shelby County, Alabama

STATE OF ALABAMA

ACKNOWLEDGMENT

Shelby COUNTY

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I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, *Tara Brasher, Personal Representative of the Estate of Charles E. Sparks PR-2006-486, recorded in the Probate Office of Shelby County, Alabama*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily and with full athority on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of January, 2011.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12