



20120731000278400 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
07/31/2012 03:33:22 PM FILED/CERT

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

C. Ryan Sparks and Christen A. Sparks  
2004 Shagbark Road  
Birmingham, Alabama 35244

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

On this July 24, 2012, That for and in consideration of **TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **C. RYAN SPARKS and CHRISTEN A. SPARKS**, husband and wife, **and GARY N. SPARKS and JULIE A. SPARKS**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **C. RYAN SPARKS and CHRISTEN A. SPARKS**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 801, according to the Survey of Riverchase Country Club, Fifteenth Addition, as recorded in Map Book 8, Page 168, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 8, Page 168.
7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at Page 536, in the Office of the Judge of Probate of Shelby County, as amended in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Subject to restricted use for single-family residential dwellings (with a density not to exceed one single family unit per lot) unless a change in use is authorized pursuant to Riverchase Residential Covenants, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.
9. Subject to limitation of development of a single-family residential home with a minimum of 1,550 square feet and a maximum of 2,250 square feet of finished floor space, unless otherwise authorized pursuant to Riverchase Residential Covenants.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

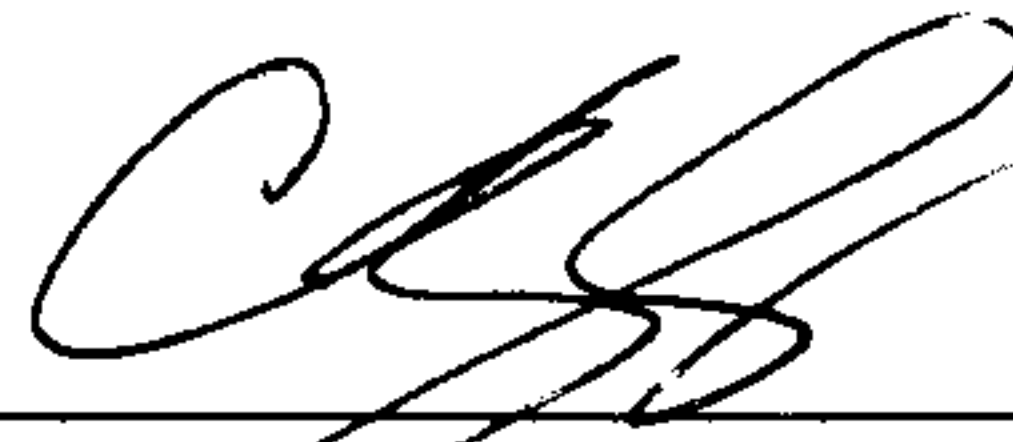
CLAYTON T. CHANDLER, ATTORNEY AT LAW

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

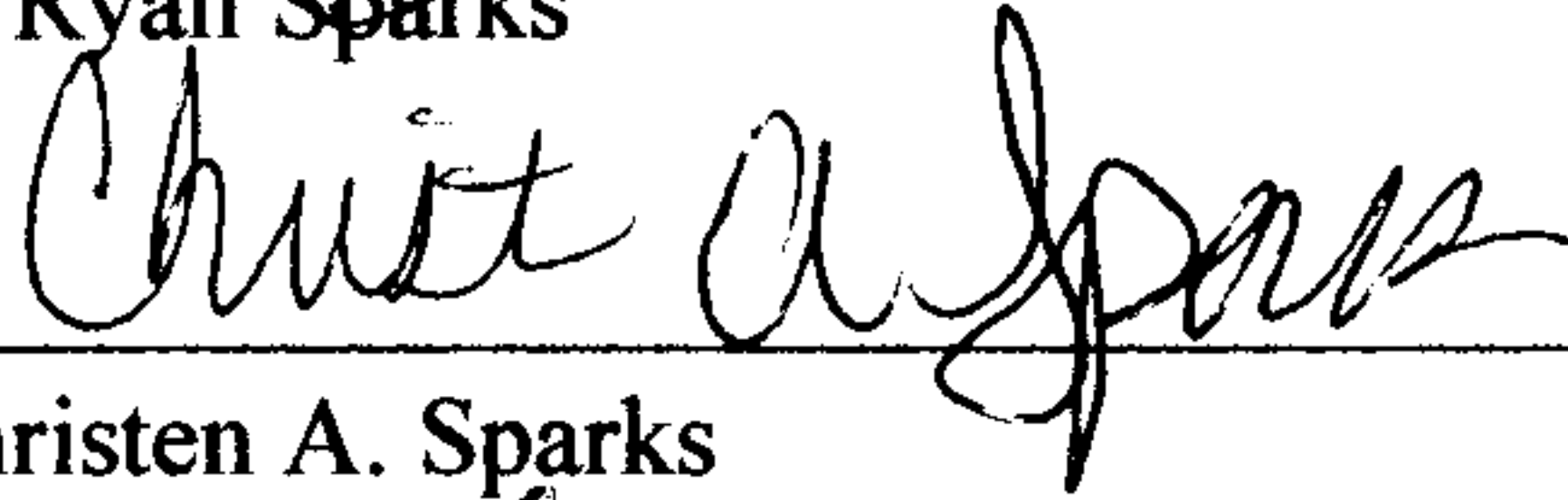
**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of ~~May~~ July 24, 2012.

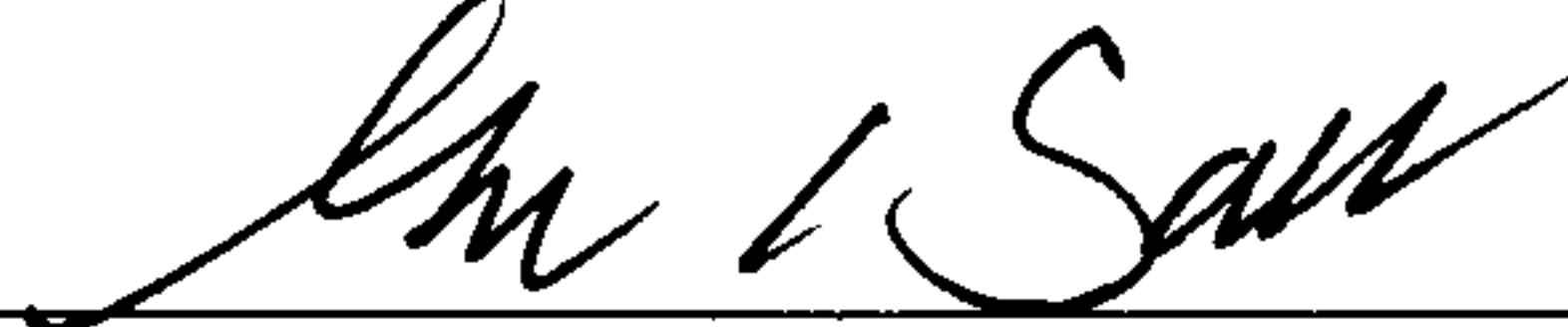
**GRANTORS:**



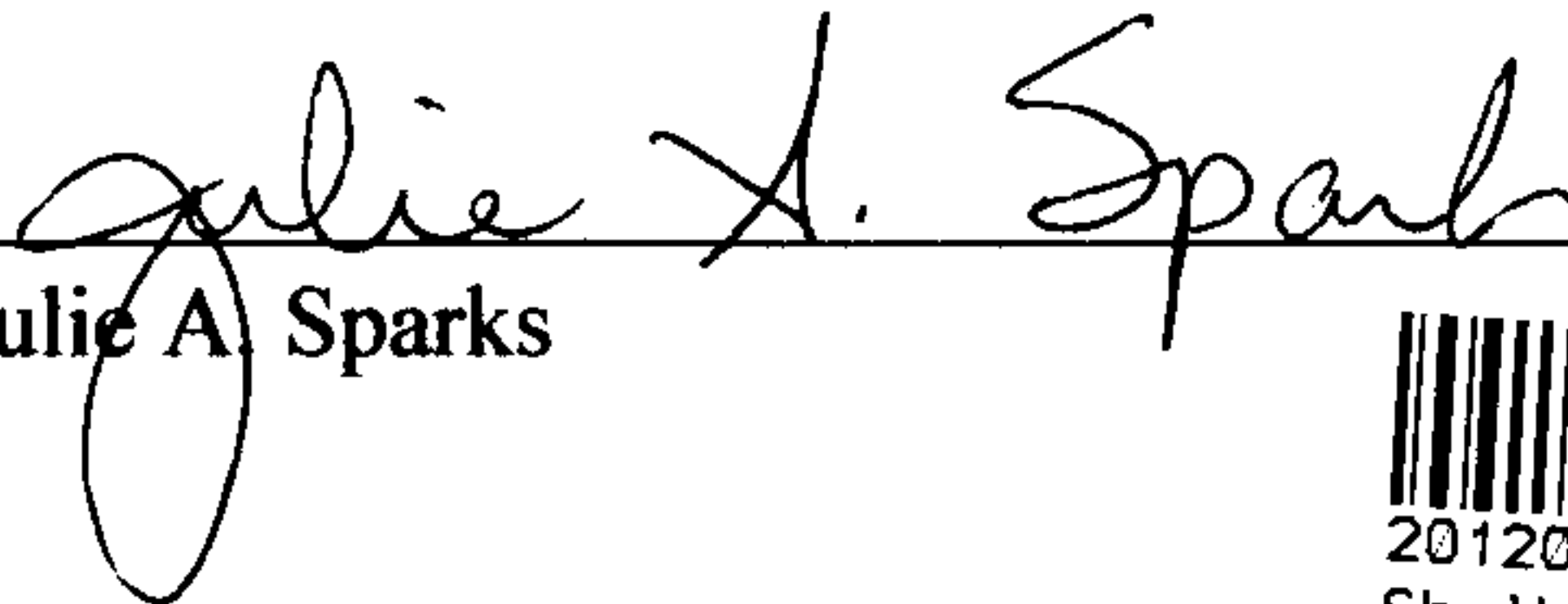
C. Ryan Sparks



Christen A. Sparks



Gary N. Sparks



Julie A. Sparks

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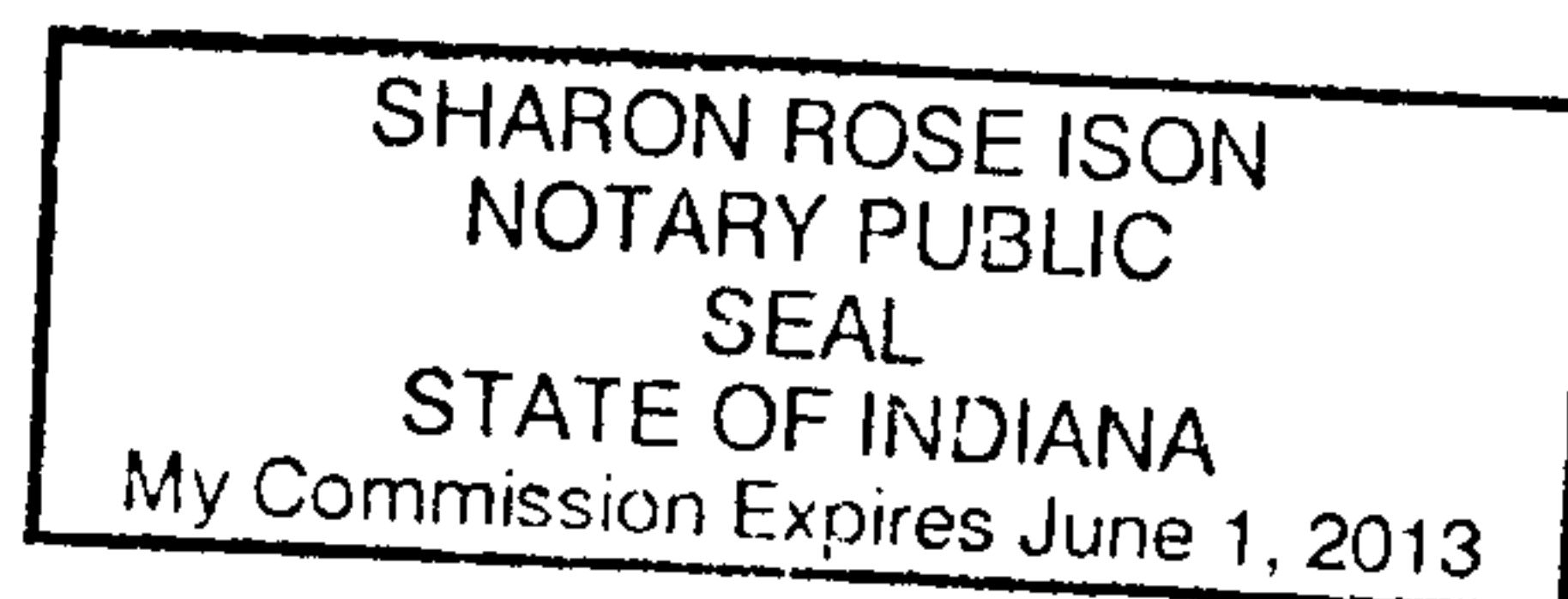
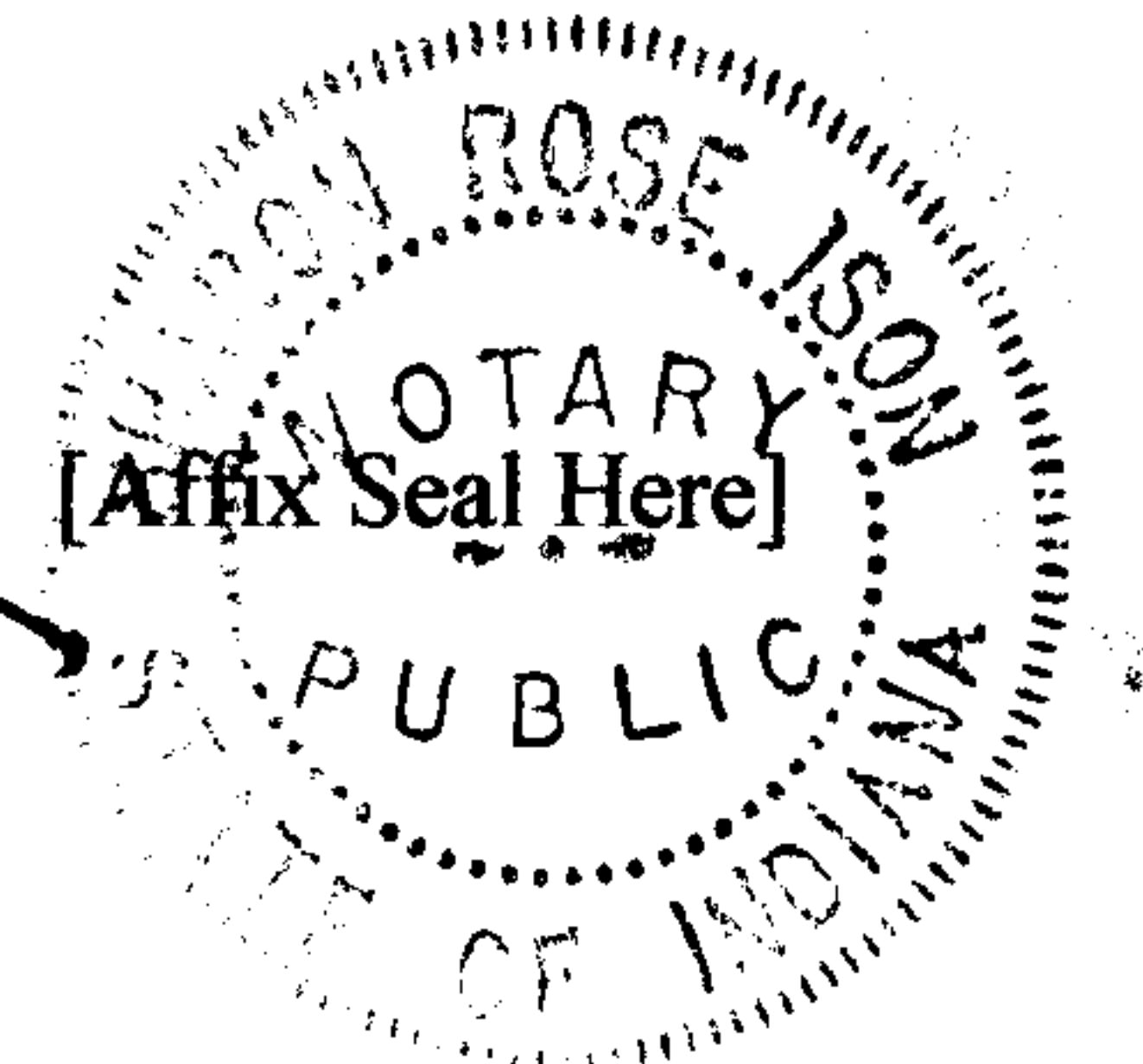
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that C. Ryan Sparks and Christen A. Sparks, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of July 24, 2012.

 Notary Public

My Commission Expires: June 1, 2013



**STATE OF INDIANA  
COUNTY OF JEFFERSON**

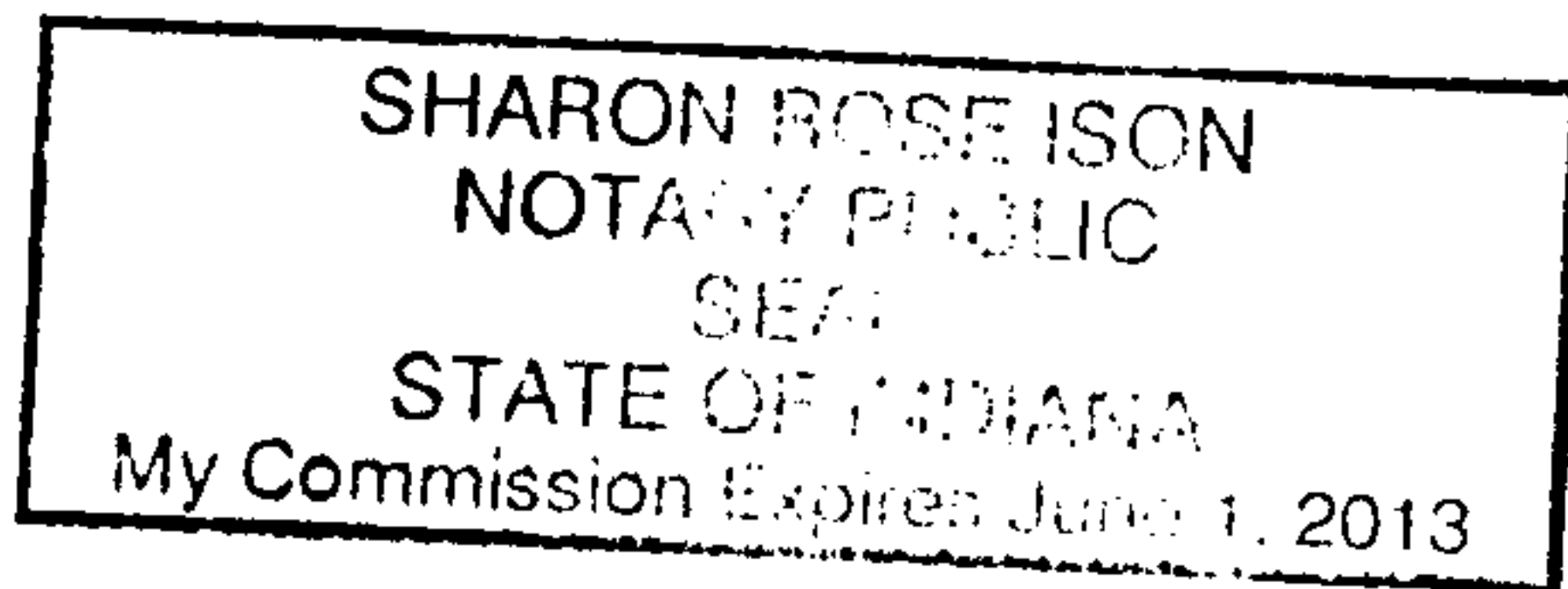
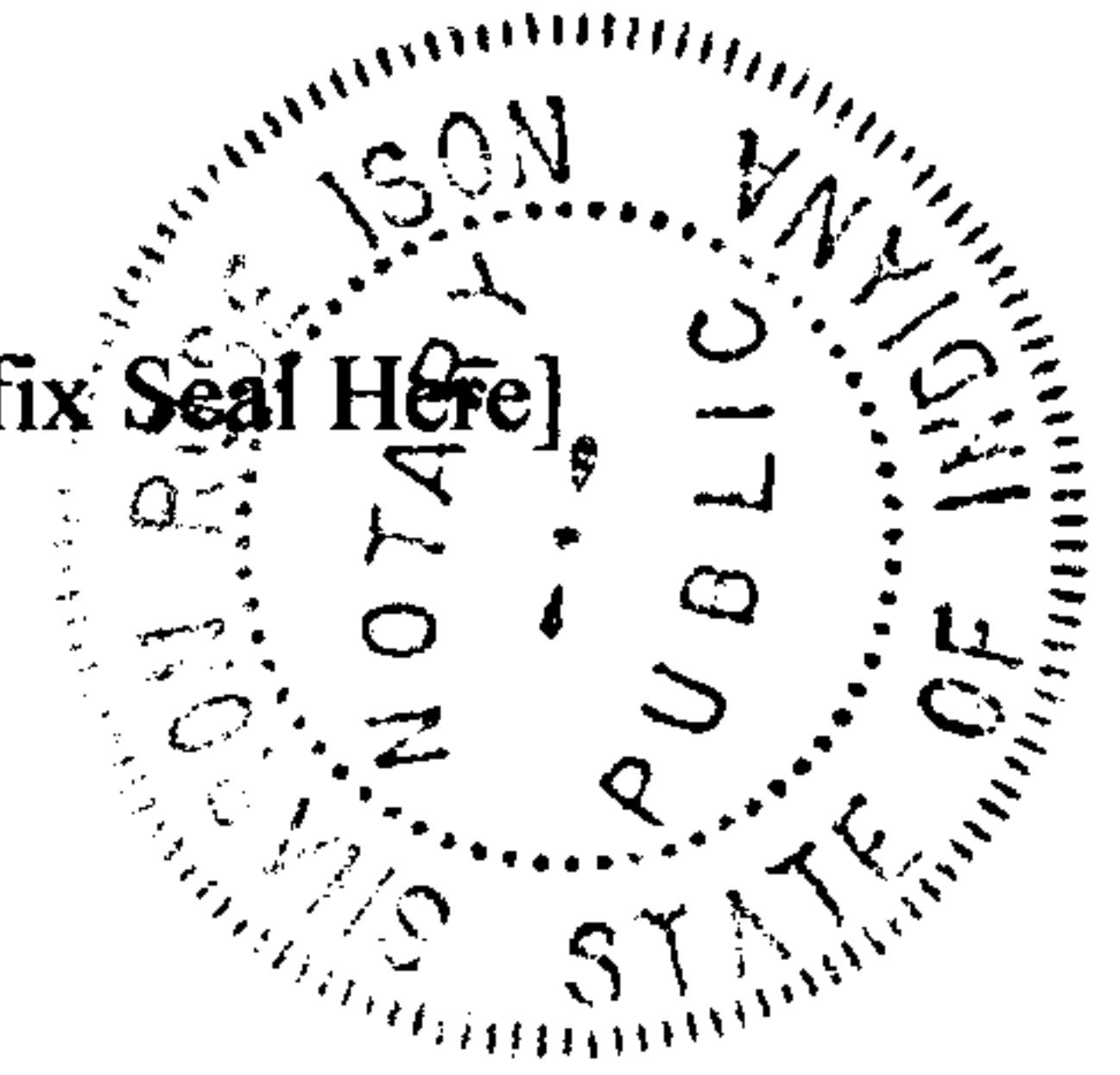
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Gary N. Sparks and Julie A. Sparks, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 24, 2012.

Sharon Rose Ison, Notary Public

My Commission Expires: June 1, 2013

[Affix Seal Here]



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IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 25th day of July, 2012.

[Signature]  
Notary Public

My Commission Expires: 6/5/2015

