

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Derrick D. Walker
4112 Kesteven Drive
Birmingham, AL 35242

20160610000202260
06/10/2016 02:28:30 PM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Fifteen Thousand And No/100 Dollars (\$415,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Mark L. Sparks and wife, Melinda M. Sparks, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Derrick D. Walker (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 211, according to the Map and Survey of Brook Highland, an Eddleman Community, 6th Sector, recorded in Map Book 15, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Three Hundred Ninety-Four Thousand Two Hundred Fifty And No/100 Dollars (\$394,250.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 10, 2016.

Mark L. Sparks
Mark L. Sparks

Melinda M. Sparks by Mark L. Sparks, as her attorney in fact
Melinda M. Sparks, by Mark L. Sparks, as her Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Mark. L. Sparks, individually, and as Attorney in Fact for Melinda M. 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 he/she, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 10th day of June, 2016.

Cassy L. Dailey
Notary Public
My commission expires.



20160610000202260 06/10/2016 02:28:30 PM DEEDS 2/2

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | Mark L. Sparks and Melinda M. Sparks | Grantee's Name | Derrick D. Walker |
| Mailing Address | 4112 Kesteven Drive Birmingham, AL 35242 | Mailing Address | 1041 Stonecreek Dr Helena, AL 35080 |
| Property Address | 4112 Kesteven Drive Birmingham, AL 35242 | Date of Sale | June 10, 2016 |
| | | Total Purchase Price | \$415,000.00 |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's Market Value | \$ _____ |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

| | |
|--|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Mark L. Sparks and Melinda M. Sparks, 4112 Kesteven Drive, Birmingham, AL 35242.

Grantee's name and mailing address - Derrick D. Walker, 1041 Stonecreek Dr, Helena, AL 35080.

Property address - 4112 Kesteven Drive, Birmingham, AL 35242

Date of Sale - June 10, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

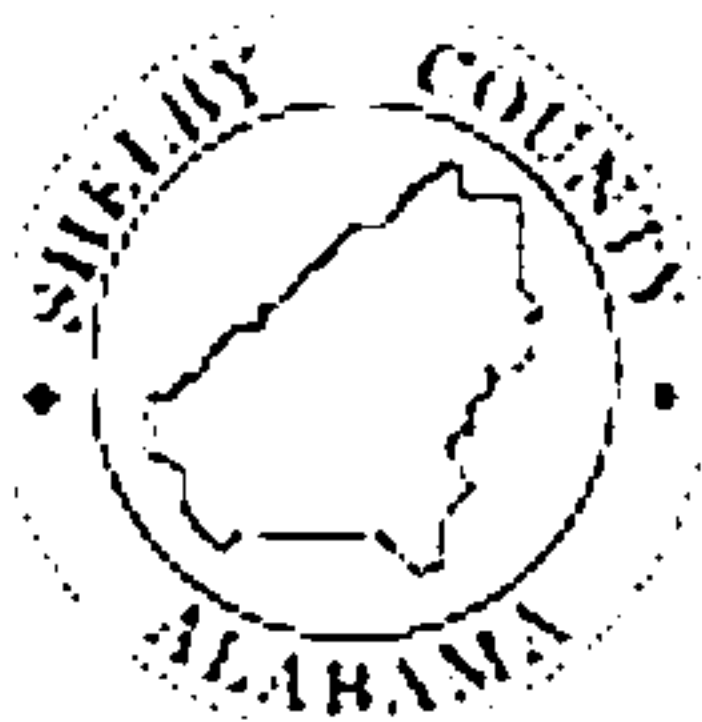
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: June 10, 2016

Haley Taylor

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/10/2016 02:28:30 PM
\$432.00 CHERRY
20160610000202260