

Send tax notice to: Andre and Octava Elder, 132 Seams Way, Alabaster, AL 35007

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, AL. 35243

WARRANTY DEED

Joint Tenancy

State of Alabama
County of Shelby

20180716000252500
07/16/2018 03:17:41 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty-Nine Thousand dollars and no/100 (\$239,000.00) dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Donald Steven Sparks and Morgan Sparks, Husband and Wife, whose mailing address is:

936 42nd Street S.; Birmingham, AL 35244

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Andre Elder and Octava Elder, whose mailing address is: 132 Seams Way, Alabaster, AL 35007

(herein referred to as grantee), as joint tenants with the right of survivorship, the following described real property situated in Shelby County, Alabama, the address of which is: 132 Seams Way, Alabaster, AL 35007 to-wit:

Lot 154, according to the Survey of Wynlake, Phase 4D, as recorded in Map Book 36, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 16 day of July, 2018.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/16/2018 03:17:41 PM
\$257.00 DEBBIE
20180716000252500

A handwritten signature in black ink, appearing to read "Donald Steven Sparks", written over a horizontal line.

Donald Steven Sparks

A handwritten signature in black ink, appearing to read "MORGAN SPARKS", written over a horizontal line.

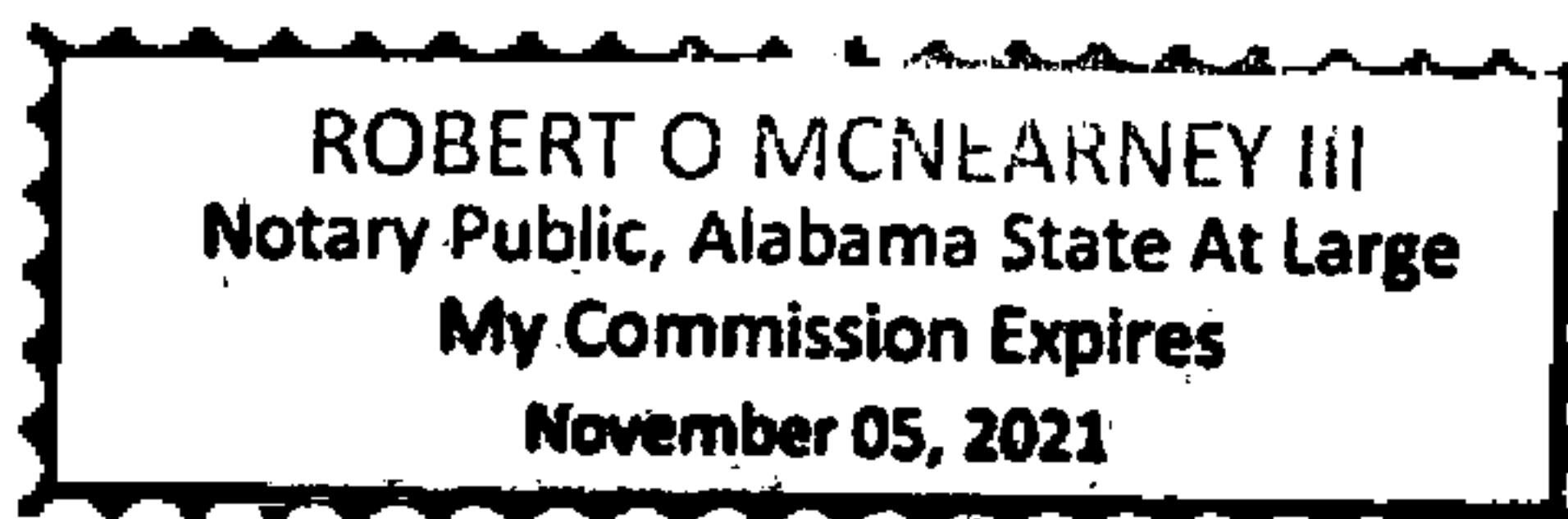
Morgan Sparks

A handwritten signature in black ink, appearing to read "Robert O McNearney III", written over a horizontal line.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Donald Steven Sparks and Morgan Sparks whose names 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 executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this the 16 day of July, 2018.



A handwritten signature in black ink, appearing to read "Robert O McNearney III", written over a horizontal line.

NOTARY PUBLIC

My commission expires: 11/5/21