

Send tax notice to: John F. Sparks, 145 Linda Lane, Montevallo, Al. 35115

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St.160,
Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20190702000236470
07/02/2019 11:07:14 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred seventy-four thousand and no/100 (\$374,000.00) Dollars the amount of which can be verified by 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 Lee Ratchford and his wife Melva M. Ratchford, whose mailing address is:

6268 Strawberry Way, Salisbury MD 21801

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

John F. Sparks and Gail L. Sparks
whose mailing address is:
145 Linda Lane, Montevallo, Al. 35115

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 145 Linda Lane, Montevallo, Al. 35115 to-wit:

Lot 5, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded in Map Book 7, Page 75 in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$287,550.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 hands(s) and seal(s) this 20th day of June 2019.

X *Donald Lee Ratchford* (SEAL)
DONALD LEE RATCHFORD
X *Melva M. Ratchford* (SEAL)
MELVA M. RATCHFORD

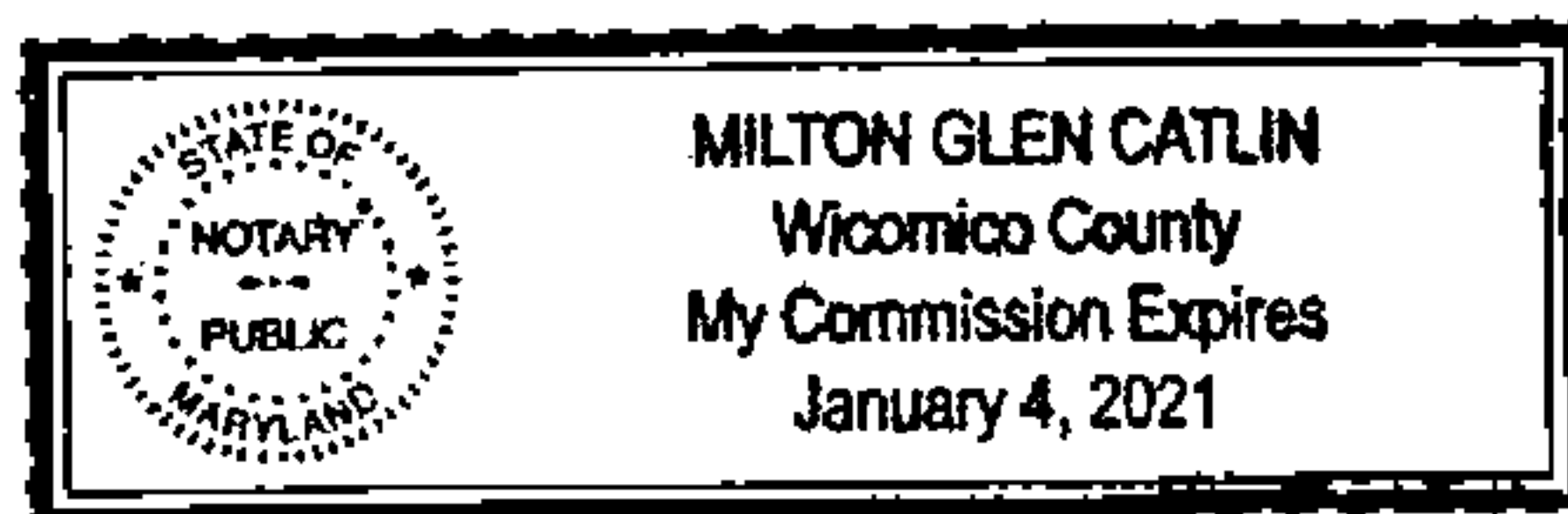
State of ✓ Maryland
County of ✓ Wicomico

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Lee Ratchford and his wife Melva M. Ratchford, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of June, 2019.

My commission expires:

✓ Milton Catlin
01/04/2021 NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 11:07:14 AM
\$104.50 CHERRY
20190702000236470

Allen S. Bayl