

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama 35203

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

7574

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Eighty-three Thousand, Five Hundred and 00/100-----Dollars
to the undersigned grantor, **Stix and Stones Builders, Inc.**
a corporation, in hand paid by **William C. Petty, Jr. and Katherine C. Petty,**
the receipt whereof is acknowledged, the said

Stix and Stones Builders, Inc.
does by these presents, grant, bargain, sell, and convey unto the said

William C. Petty, Jr. and Katherine C. Petty,
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Riverchase Country Club, 2nd Addition, as recorded in
Map Book 6, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Easements over the rear 10 feet of subject property for
public utilities, as shown by record plat; 3) Easements to Alabama Power Co. in Deed Book
113, page 278, Deed Book 133, page 291, and Deed Book 179, page 29; 4) Oil, gas
petroleum and sulphur and rights incident thereto and other matters excepted in Deed Book
127, page 140; 5) Restrictions, conditions and limitations in Misc. Book 14, page 536, and
amended in Misc. Book 17, page 550, which contain no reversionary clause; 6) Temporary
Sewer Easements in Deed Book 306, page 278; 7) Restrictions, conditions and limitations
in Misc. Book 22, page 764, which contain no reversionary clause.

\$53,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

19780213000017720 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said **William C. Petty, Jr. and Katherine C. Petty,**
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the 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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said **Stix and Stones Builders, Inc.** does for itself, its successors
and assigns, covenant with said **William C. Petty, Jr. and Katherine C. Petty,** their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said

William C. Petty, Jr. and Katherine C. Petty, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Stix and Stones Builders, Inc. has hereunto set its
signature by **P. S. Parker** its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 9th day of February, 1978.

ATTEST:

STIX AND STONES BUILDERS, INC.

By P. S. Parker
P. S. Parker Vice President

Secretary.

615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that P. S. Parker, whose name as President of the Stix and Stones Builders, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of February, 1978.

[Signature]
Notary Public
JAMES J. DODD
1000 P. BOX 11
BIRMINGHAM, ALA. 35202

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 FEB 13 AM 9:00

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 30.00
Rec. 3.00
Ind. 1.00
34.00

See mtg. 374-566



19780213000017720 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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