

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.**

8608

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

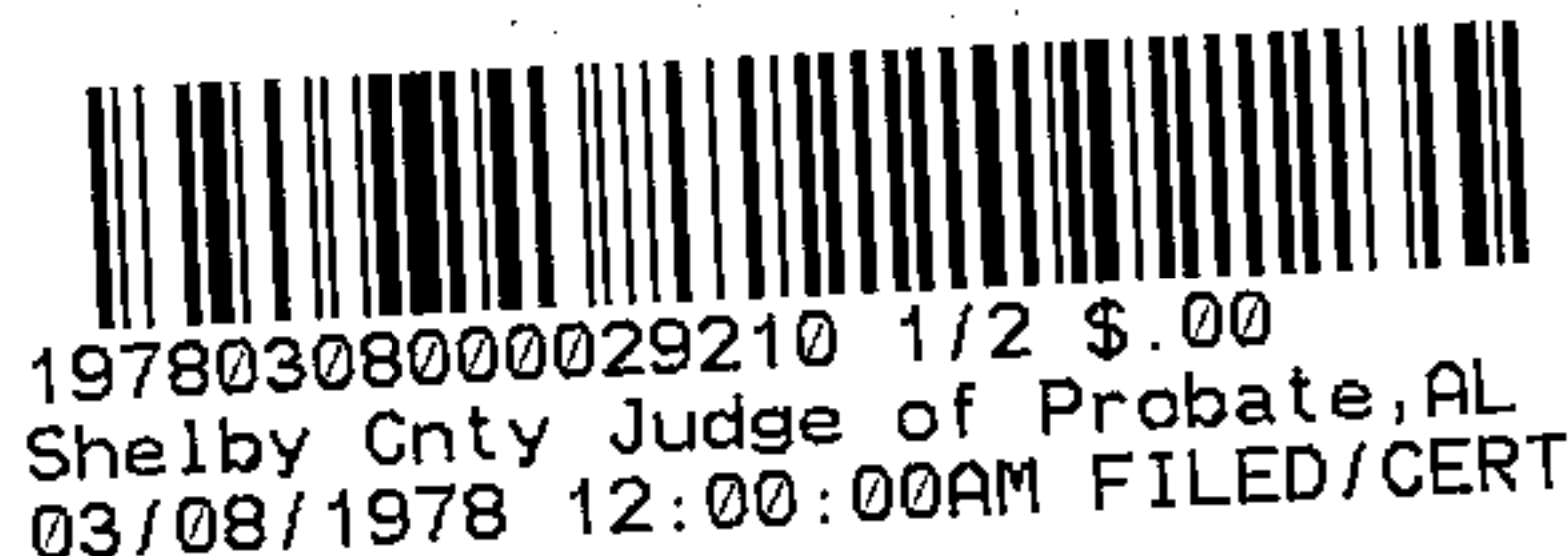
Stix and Stones Builders, Inc.  
does by these presents, grant, bargain, sell, and convey unto the said  
William C. Petty, Jr. and Katherine C. Petty,  
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Riverchase Country Club, 2nd Addition, as recorded in  
Map Book 6, Page 145, 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.



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 Vice President

Secretary.

Alabama Title Co.  
615 N. 1st St.  
Rt. 1, Box 35913



TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street  
Birmingham, Ala.

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  
JES J. 5303

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1978 MAR 8 AM 8:29

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

Rec. 300  
Jud. 100  
400  
Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Rec mty. 374.566  
Deed 30.00  
Rec. 3.00  
Jud. 1.00  
34.00

19780308000029210 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/08/1978 12:00:00AM FILED/CERT