

This instrument was prepared by

6172 Valley Station Circle
Helena, Ala. 35080

(Name) Michael Bolin 946

(Address) 6172 Valley Station Circle, Helena, Alabama 35080

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY THREE THOUSAND AND NO/100-----Dollars

to the undersigned grantor, House Market, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald W. Stephenson and wife Cathy Rayburn Stephenson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 48, according to the map and survey of Quail Run, Phase 3, as recorded in Map
Book 7, Page 159 in the Probate Office of Shelby County, Alabama.

Subject to: Ad valorem taxes for the year 1980.

Transmission line permit to Alabama Power Company recorded in Deed Book 101 Page 523.

Permit to Alabama Gas Corporation recorded in Deed Book 206, Page 21.

Title to minerals underlying caption lands with mining rights and privileges pertaining
thereto as recorded in Deed Book 121 page 294, in Probate Office.

Agreement and permit to Alabama Power Company recorded in Deed Book 319 Page 54.

Restrictions, covenants conditions as set out in Deed Book 31 Page 968.

Agreement and restrictions as to Underground cables for distribution to Alabama

Power Company recorded in Misc. Book 32 Page 214 and Misc. Book 32 Page 220.

Building setback line of 35 feet reserved from Valley Station Circle, as shown by plat.

Public utility easements as shown by recorded plat, including 15 foot easement near
the center of the lot, a 7.5 foot easement on the southwesterly side and 10 foot easement
on the easterly side.

\$65,700.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

19800827000094840 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/27/1980 00:00:00 FILED/CERTIFIED

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Auby A. Byrd
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of August 19 80
House Market, Inc.

ATTEST:

By Auby A. Byrd President

STATE OF Alabama
COUNTY OF Jefferson

AUG 27 11 9:53

Deed 7.50
Rec. 1.50
Ind. 1.00
10.00

Security 405-182

I, the undersigned
State, hereby certify that Auby A. Byrd
whose name as President of House Market, Inc.
a corporation, 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, 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 22 day of August 19 80

Jackson Co.

Notary Public