

(Name) C. M. Moncus, Esq. 1211 MORNING STAR LN  
(Address) 1933 Montgomery Highway, Birmingham, AL 35209 Bham AL 35216  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama  
STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-eight Thousand Dollars (\$68,000.00)  
to the undersigned grantor, Hearthstone Homes, 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  
Richard Shelton Vandiver and wife Deborah L. Vandiver  
(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 14, according to Navajo Hills, 7th Sector, as recorded  
in Map Book 7, Page 95, in the Probate Office of Shelby  
County, Alabama.

- Subject to:
1. Transmission Line Permit to Alabama Power Company and South Central Bell Telephone Company recorded in Deed Book 316, Page 345 and Deed Book 324, Page 851 in the Probate Office.
  2. Restrictions, covenants and conditions filed for record in Misc. Book 32, Page 221.
  3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121 Page 294 in Probate Office.
  4. Building setback line of 35 feet reserved from Morning Star Lane, as shown by recorded plat.
  5. Public utility easements as shown by recorded plat, including a 10' easement along the easterly side of Lot 14.

\$65,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10<sup>th</sup> day of September 1980

ATTEST: sec Mtg NOS-692  
Deed TAX \$3.00  
Jura 1.50  
1.00  
S. 50  
HEARTHSTONE HOMES, INC.  
By J. Mark Slaughter President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }  
10 SEP 15 AM 8:34

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Mark Slaughter, whose name as President of Hearthstone Homes, 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 10<sup>th</sup> day of September 1980.  
COTLEY, MONCUS, HALBROOKS & GOINGS, ATTORNEYS  
1933 MONTGOMERY HIGHWAY  
BIRMINGHAM, ALABAMA 35209  
Notary Public