

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
10/20/1980 00:00:00 FILED/CERTIFIED

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 35244**

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 **Ninety four thousand nine hundred and no/100 (\$94,900.00) Dollars**

to the undersigned grantor, **Stix and Stones Builders, 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

Brandon C. Bethards and Randee J. Bethards

(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 1, according to the Survey of Riverchase Country Club, Sixth Addition, as recorded
in Map Book 7, page 55, and amended in Map Book 7, page 93, in the Office of the Judge
of Probate of Shelby County, Alabama.**

Subject to taxes for 1981.

**Subject to building lines and easements and agreements with Alabama Power Company of
record. Subject to restrictions, protective covenants and septic tank agreement of record.**

Mineral and mining rights excepted.

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**\$ 66,400.00 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 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, *P. S. Parker*
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of October 1980**

ATTEST:

Stix and Stones Builders, Inc.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb**
State, hereby certify that

whose name as **President of Stix and Stones Builders, 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 16th day of October 1980

Public