

SEND TAX NOTICE TO:

(Name) Mark J. Betters
(Address) 1801 South Pointe Circle
Birmingham, AL 35023

This instrument was prepared by

(Name) J. Dan Taylor
(Address) 3021 Lorna Rd., Suite 100, B'ham, AL 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --ONE HUNDRED SIXTY-EIGHT THOUSAND NINE HUNDRED AND NO/100'S (\$168,900.00) DOLLARS

GARDNER BROTHERS HOME BUILDERS, INC.

to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

MARK J. BETTERS AND WIFE, DEBORAH K. BETTERS
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY, to-wit:

Lot 12, according to the Survey of Southpointe, Fourth Sector as recorded in Map Book 13, page 41 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and rights of ways of record.

\$ 151,000.00 of the purchase price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

1. Deed Tax \$ 18.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 23.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gary Gardner who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of July 1989

ATTEST:

SECRETARY
J. Dan Taylor

By Gary Gardner President

STATE OF Alabama }
COUNTY OF Jefferson }

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JUDGE OF PROBATE

I, J. Dan Taylor, a Notary Public in and for said County in said State, hereby certify that Gary Gardner, President of Gardner Brothers Home Builders, Inc., whose name as 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

7th

day of

July

19 89

My Commission Expires: 8-25-90

J. Dan Taylor

Notary Public

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