

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY
1318 ALFORD AVENUE, SUITE 102
(Address) BIRMINGHAM AL 35226

RONALD H. BARTELS
1423 TIMBER CIRCLE
HELENA AL 35080

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 EIGHTY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$87,900.00) DOLLARS

to the undersigned grantor, FOUR STAR 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

RONALD H. BARTELS AND PATRICIA B. BARTELS

(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 12, ACCORDING TO THE AMENDED MAP OF TIMBER PARK, AS RECORDED IN MAP BOOK
13, PAGE 115, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$70,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HERewith.

BOOK 301 PAGE 566

18.00
2.50
3.00
1.00
Total 24.50

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,

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 18TH day of JULY 19 90

ATTEST:

FOUR STAR HOMES, INC.

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
Secretary

By Susan E. Bennett President

STATE OF ALABAMA
COUNTY OF JEFFERSON

99 JUL 23 AM 9:35

I, THE UNDERSIGNED SUSAN E. BENNETT
State, hereby certify that
whose name as President of FOUR STAR 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18TH day of

JULY

19 90

[Signature]

Notary Public