

This instrument was prepared by

Send Tax Notice To: Gary L. Bethel

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

name  
3516 Meadowbrook Circle  
Birmingham, Alabama 35242  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty four thousand nine hundred & No/100 (164,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged  
Walter F. Saunders and wife, Sheirlene S. Saunders

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Gary L. Bethel and Cathy J. Bethel

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 51, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded  
in Map Book 7, page 65, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to 35 foot building line as shown by recorded Map.

Subject to 10 foot easement on south, as shown by recorded Map.

Subject to restrictions as shown by recorded Map.

Subject to right of way granted to Alabama Power Company by instrument recorded in Misc.  
48, page 880, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Misc. 25, page 825, in the Probate Office  
of Shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Volume  
313, page 862, Volume 313, page 872, and Volume 313, page 864, in the Probate Office of  
Shelby County, Alabama.

Sheirlene S. Saunders and Sheirlene E. Saunders is one and the same person.

\$ 80,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators  
shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 17th  
day of August 1992

WITNESS:

Walter F. Saunders (Seal)  
Walter F. Saunders  
Sheirlene S. Saunders (Seal)  
Sheirlene S. Saunders (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Walter F. Saunders and wife, Sheirlene S. Saunders  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day 17th, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 17th day of August A. D., 1992

Larry L. Halcomb

Notary Public.

My Commission Expires January 23, 1994