

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204, Birmingham, AL 35223
205.871-9905

Please send tax notice to:

Mark & Deborah Betters
1901 Cahaba Crest Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

Inst # 2001-38387

09/06/2001-38387

09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MSB 61.00

That in consideration of two hundred fifty thousand and no/100, dollars (\$250,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Sherry R. Wells and spouse Rutherford B. Polhill, Jr.

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

Mark John Betters and spouse Deborah Kaye Betters

(herein referred to as grantee), 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 29, Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A and B, in the Probate Office of Shelby County, Alabama.

From the purchase price of two hundred fifty thousand and no/100 dollars (\$250,000.00), two hundred thousand and no/100 dollars (\$200,000.00) is from a purchase money first mortgage from A. Wimberly and Associates Mortgage, Inc., its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Sherry R. Wells and Sherry R. Wells Polhill is one and the same person.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 31st day of August, 2001.

Sherry R. Wells
Sherry R. Wells

Rutherford B. Polhill, Jr.
Rutherford B. Polhill, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Philandra K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Sherry R. Wells & Rutherford B. Polhill, Jr whose name(s) are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of AUGUST, 2001.

Philandra K. Smartt III
Notary Public

My Commission Expires: 2/1/03