

This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
P.O. Box 190224  
Birmingham, AL 35219

SEND TAX NOTICE TO:  
James A. Rhodes  
Michelle Benton Rhodes  
1613 Wingfield Dr.  
Birmingham, Alabama 35242-5849

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Three Hundred Eighty Five Thousand dollars and Zero cents ( \$385,000.00 )** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Steve Bettinger and wife, Helene Bettinger**, hereinafter grantor, whether one or more), acting by and through our duly authorized attorney in fact, **The Relocation Group, Inc.**, do grant, bargain, sell and convey unto **James A. Rhodes and Michelle Benton Rhodes**, as **joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

### SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$308,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith. \$77,000.00 of the consideration recited herein is from the proceeds of a purchase money second mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **15th day of March, 2007**.

*Steve Bettinger*

Steve Bettinger by The Relocation Group, Inc,  
his Attorney in Fact

The Relocation Group, Inc.

By: *William H. Coby*  
Its: *VICE PRESIDENT*

*Helene Bettinger*  
Helene Bettinger by The Relocation Group,  
Inc., Her Attorney in Fact

The Relocation Group, Inc.

By: *William H. Coby*  
Its: *VICE PRESIDENT*

FILE NO: 270759



20070510000219070 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/10/2007 08:25:47AM FILED/CERT

STATE OF NEW JERSEY )  
BERGEN COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM M. COY whose name is signed to the above and foregoing instrument as the VICE PRESIDENT of The Relocation Group, Inc, acting as Attorney in Fact for Steve Bettinger and Helene Bettinger, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date in their capacity as VICE PRESIDENT of The Relocation Group, Inc., acting as attorney in fact for Steve Bettinger and Helene Bettinger.

Given under my hand and official seal on 15<sup>th</sup> day of March, 2007.


Lori M. Fink

Notary Public  
Commission Expires:

Toni M. Fink  
Notary Public of New Jersey  
My Commission Expires April 1, 2009

FILE NO: 270759

File No.: 270759

  
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## EXHIBIT A

Lot 8, according to the Survey of The Shires, Phase III, Sector I, as recorded in Map Book 18, Page 35, in the Probate Office of Shelby County, Alabama.