

This instrument prepared by:
WAYNE MICHAEL JONES
Attorney at Law
2337 Valleydale Road
Birmingham, AL 35244

Send Tax Notice To:
BETRE REALTY COMPANY, INC.
50 COMMERCE DRIVE
PELHAM, ALABAMA 35124

ATTORNEY MAKES NO REPRESENTATION AS TO TITLE

WARRANTY DEED,


20160104000000770 1/4 \$348.50
Shelby Cnty Judge of Probate, AL
01/04/2016 10:12:51 AM FILED/CERT

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

That in consideration of TEN THOUSAND DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, Kenneth W. Bettini, a married man, Robert J. Reuse, a married man and Roger E. Reuse, a married man, (herein referred to as **Grantors**) do grant, bargain, sell and convey unto BETRE REALTY COMPANY, INC., (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

As described in "Exhibit A" attached hereto and made a part hereof as though fully set out herein.

Subject to:

Advalorem taxes, assessments or dues which are a lien, but not yet due and payable.

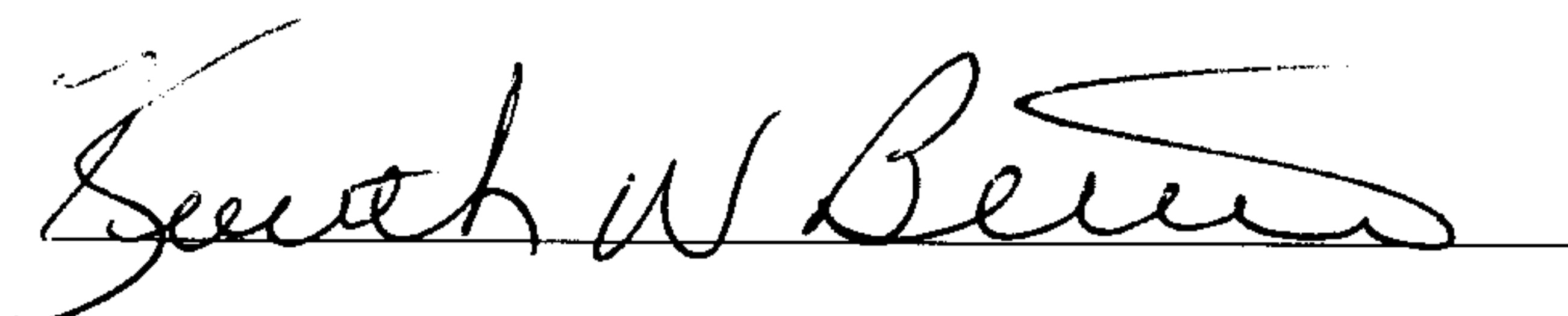
Easements, rights of way, and restrictions of record; leases; any mineral and/or mining rights and/or releases not owned by the seller; the present flood plain, and zoning regulations.

This property is not now nor has it ever been the homestead of any Grantor or their spouses.

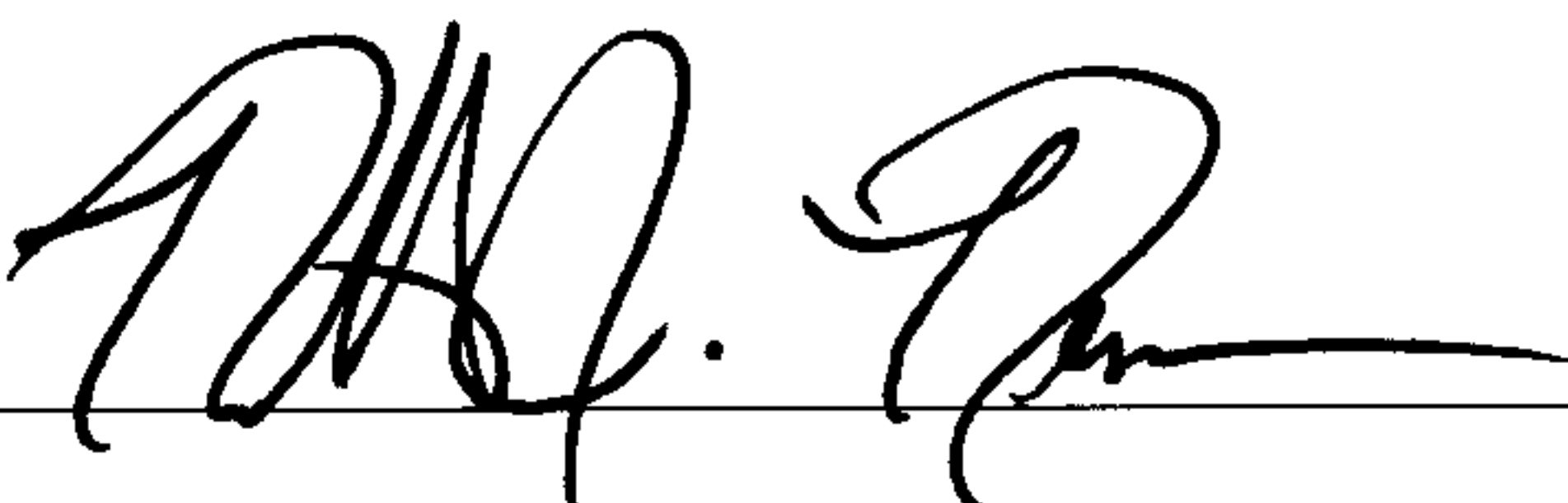
TO HAVE AND TO HOLD to the said GRANTEE in fee simple together with every contingent remainder and right of reversion.

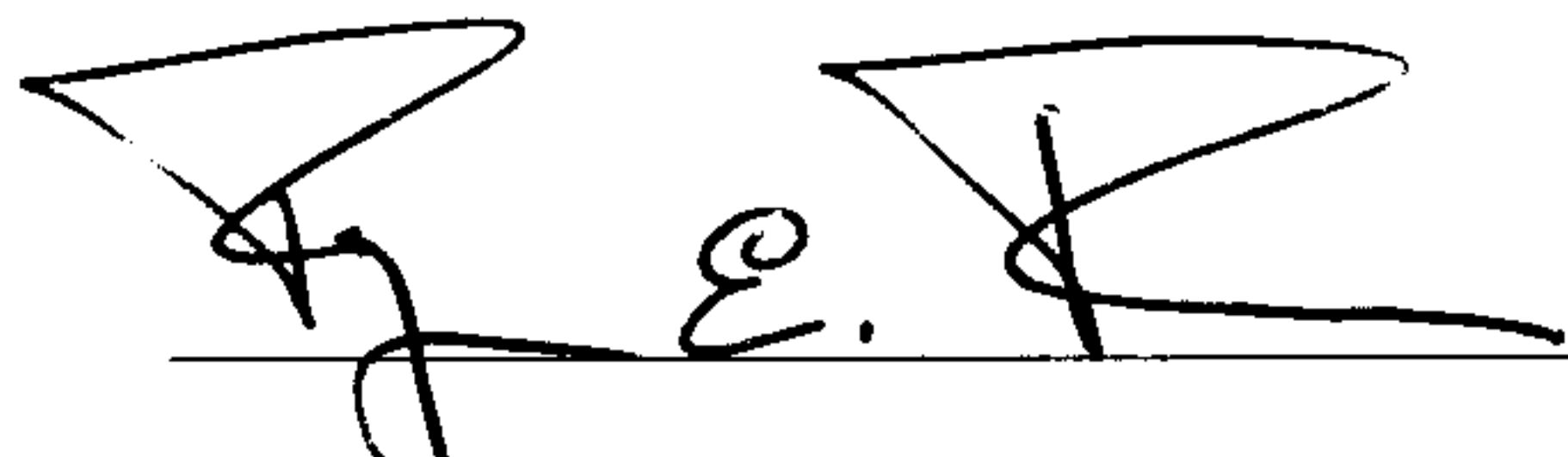
And We do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, it's heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey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

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 29th day of December, 2015.


Kenneth W. Bettini

Shelby County, AL 01/04/2016
State of Alabama
Deed Tax: \$324.50


Robert J. Reuse

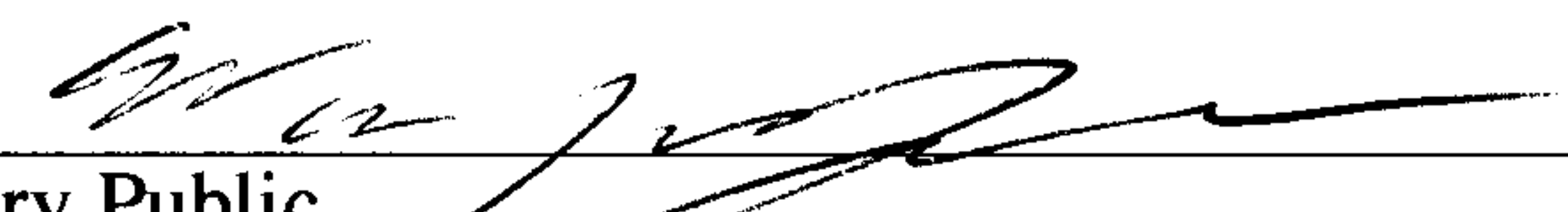

Roger E. Reuse

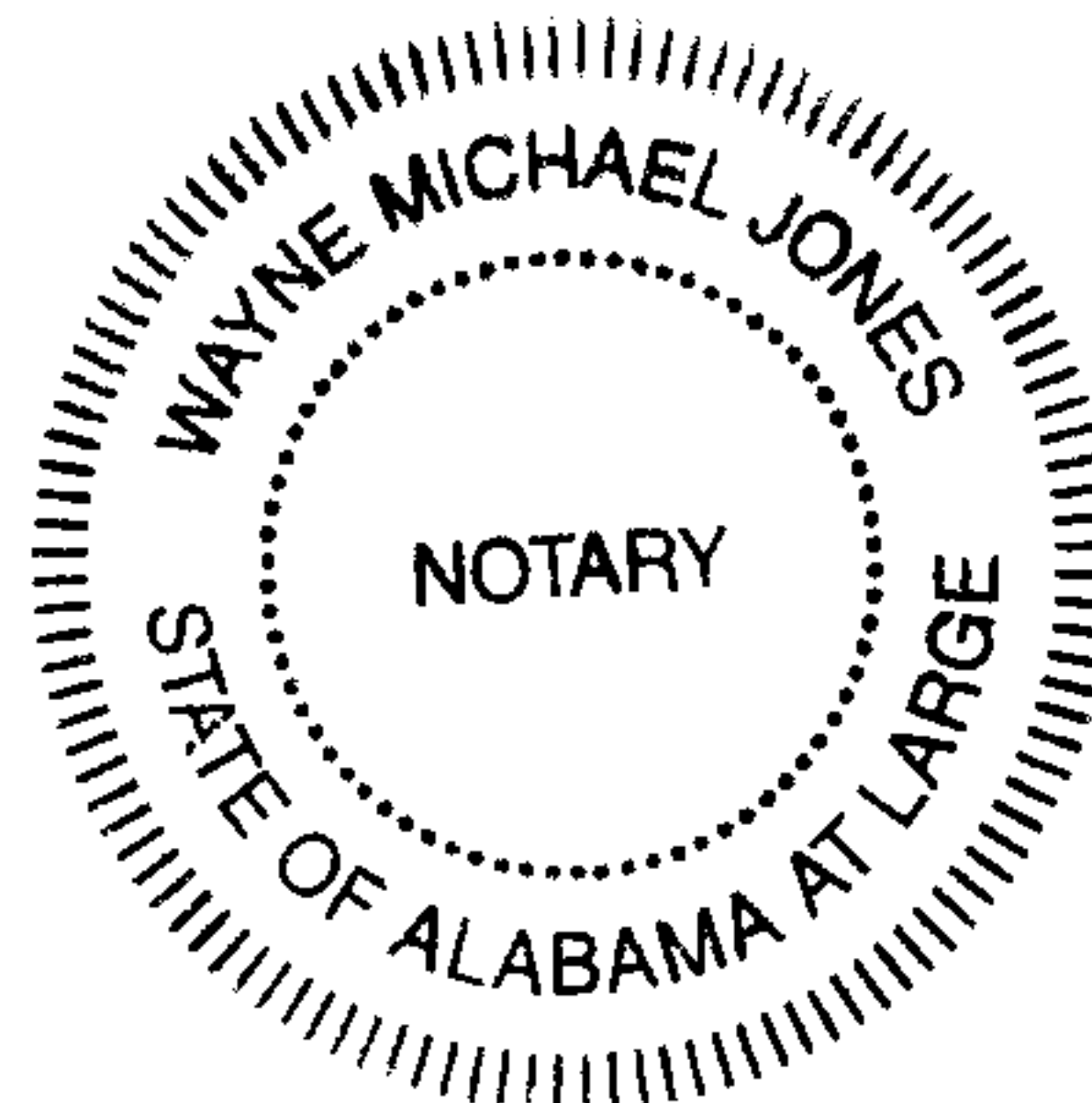

20160104000000770 2/4 \$348.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY) GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, KENNETH W. BETTINI, ROBERT J. REUSE, and ROGER E. REUSE whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, 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 25th day of December, A.D., 2015.


Notary Public
My Commission expires: 8-9-16





20160104000000770 3/4 \$348.50
Shelby Cnty Judge of Probate, AL
01/04/2016 10:12:51 AM FILED/CERT

Source of Title: Instrument 20070525000245530, Shelby County, Alabama.

Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Kenneth W. Bettini
Robert J. Reuse
Roger E. Reuse
50 Commerce Drive
Pelham, Alabama 35124

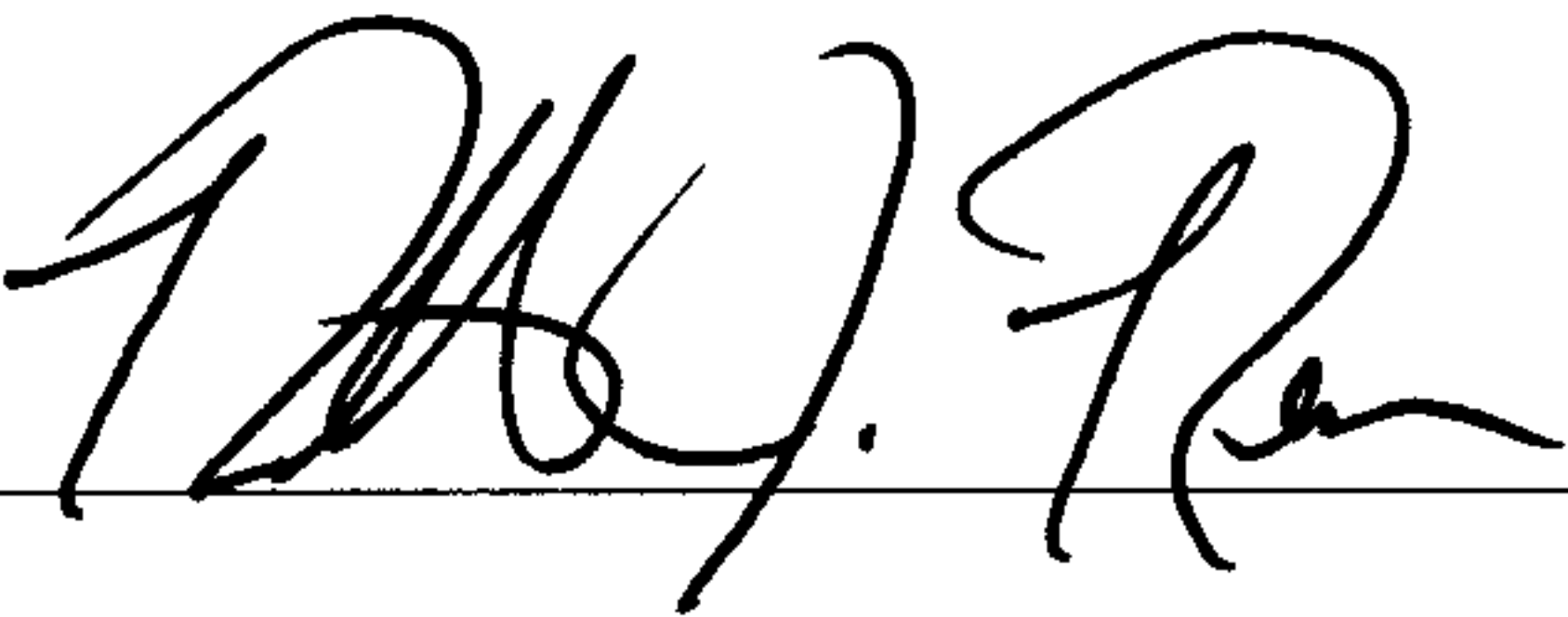
Grantee's Name and Mailing Address

Betre Reality
50 Commerce Drive
Pelham, Alabama 35124

Property Address: 374 Shady Acres Road, Alabaster, Alabama 35007

Purchase Price: *VALUE 324,500 2/3.000*

The Purchase Price can be verified by the Closing Statement.


Robert J. Reuse, Grantor

20070525000245530 2/2 \$339.50
Shelby Cnty Judge of Probate, AL
05/25/2007 01:21:01PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

20160104000000770 4/4 \$348.50
Shelby Cnty Judge of Probate, AL
01/04/2016 10:12:51 AM FILED/CERT

The following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE ¼ of the NE ¼ of Section 13, Township 21 South, Range 3 West, more particularly described as follows: Commencing at the NE corner of the NE 1/74 of the NE ¼ of said Section 13 and run West along the North line of said Forty acres a distance of 144 feet to point of beginning of the property herein described; thence continue West along the North boundary of said forty acres, to the intersection with the Northeast boundary of the right of way line of Interstate Highway No. 65; thence in a Southeasterly direction along the Northeast right of way line of Interstate Highway No. 65 to its intersection with the North right of way line of the L & N Railroad; thence in an Easterly direction along the North right of way line of said railroad a distance of 352 feet more or less to a point which is 194 feet West of the East line of said forty; thence North a distance of 465 feet more or less to a point on the North boundary of a County road; thence run in an Easterly direction along the North line of said road a distance of 62 feet more or less to a point which would be 144 feet West of the East line of said forty; thence run North a distance of 213 feet to point of beginning.

Less and except: A parcel of land located in the NE ¼ of the NE ¼ of Section 13, Township 21 South Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of Section 13, Township 21, Range 3 West; thence run West along North line of Section 13 a distance of 144' to the Point of Beginning; thence continue along said line a distance of 62'; thence turn a deflection angle of 223.00'; thence turn a deflection angle of 69°8'3" and a distance of 66.33' to North right of way of Shady Acres Road; thence turn a deflection angle of 110°51'57" and a distance of 202' to the Point of Beginning.

Subject to:

Access Easement

Commencing at the grader blade at the NE corner of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, thence S 89°36'05" W a distance of 204.91 feet to a point; thence S 0°00'00" E a distance of 222.95 feet to an iron found; thence N 69°03'40" E a distance of 34.02 feet to a point, which is the point of BEGINNING; thence N 69°03'40" E a distance of 32.42 feet to an iron found; thence S 1°20'38" W a distance of 498.64 feet to a point; thence N 88°34'28" W a distance of 261.66 feet to a point; thence N 39°19'48" W a distance of 39.60 feet to a point; thence S 88°34'28" E a distance of 257.47 feet to a point; thence N 1°20'38" E a distance of 456.30 feet; to the point and place of BEGINNING.

Containing 0.51 acres, more or less;