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Send Tax Notice  
THOMAS OLLEN VARNELL  
2032 Shagbark Road  
Hoover, AL. 35244



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by  
(Name) James A. Holliman, Attorney  
(Address) 3821 Lorna Road, Suite 110  
Birmingham, AL. 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY-SEVEN THOUSAND & NO/100 (\$157,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**BRADLEY S. SENTER and wife, CATHRYN G. SENTER**

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

**THOMAS OLLEN VARNELL and wife, MELANIE FOSSETT VARNELL**  
(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 808, according to the Survey of Fifteenth Addition to Riverchase Country Club, as recorded in Map Book 8, Page 168, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$125,600.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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1. Deed Tax	\$ 31.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 38.00</b>

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 4th day of May, 19 90.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY -8 AM 10:11

STATE OF ALABAMA  
JUDGE OF PROBATE

JEFFERSON COUNTY

(Seal) Bradley S. Senter (Seal)  
BRADLEY S. SENTER

(Seal) Cathryn G. Senter (Seal)  
CATHRYN G. SENTER

(Seal) \_\_\_\_\_ (Seal)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BRADLEY S. SENTER and wife, CATHRYN G. SENTER whose name s 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 4th day of May, A.D., 19 90

My Commission Expires: 3-10-93