

This instrument prepared by:


LAW OFFICE OF JOHN R. FRANKS, JR., LLC  
ATTORNEY AT LAW

JOHN R. FRANKS, JR.

5291 MAGNOLIA SOUTH DRIVE  
TRUSSVILLE, ALABAMA 35173

TELEPHONE (205) 529-1928

A PURCHASE MONEY MORTGAGE IS  
BEING FILED SIMULTANEOUSLY  
HEREWITH IN THE AMOUNT OF  
\$180,000.

  
20071227000579140 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
12/27/2007 09:51:59AM FILED/CERT

Send Tax Notice to.  
Brenda C. Varhola  
2417 Brook Run  
Birmingham, AL 35244

STATE OF ALABAMA

SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$250,000 and other good and valuable consideration JOHN B. FARMER, JR. and wife, JANNIS L. FARMER ("Grantors"), grant, bargain, sell, and convey to BRENDA C. VARHOLA ("Grantee") all of Grantors' right, title and interest in and to the following described real estate located in Shelby County, Alabama (the "Real Property"):


Lot 32, according to the Map and Survey of Shadow Brook, as recorded in Map Book 6,  
Page 102 A, B, & C in the Office of the Judge of Probate of Shelby County, Alabama.

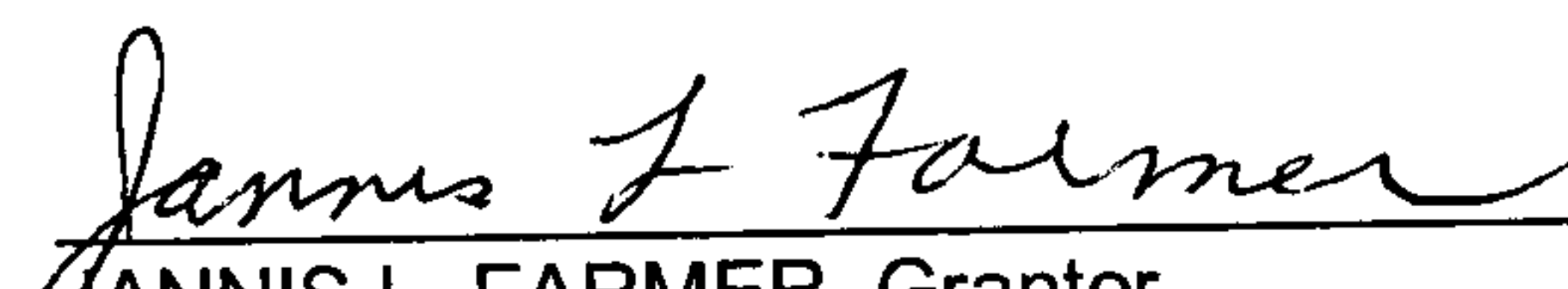
This conveyance is made to Grantee absolutely and in fee simple, but subject to all restrictive covenants, rights-of-way, easements and reservations of record that apply to the Real Property.

Grantors warrant and represent to Grantee that (i) Grantors are lawfully seized of the Real Property in fee simple; (ii) the Real Property is free from all encumbrances unless otherwise noted herein; (iii) Grantors are entitled to the immediate possession of the Real Property; and (iv) Grantors have the right to sell and convey the Real Property to Grantee.

This instrument and conveyance binds or benefits the parties and their heirs, successors, assigns, next of kin, and personal representatives (as the case may be) as if they were named as Grantor or Grantee in this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument under seal on this 10<sup>th</sup> day of December 2007.

  
JOHN B. FARMER, JR., Grantor

  
JANNIS L. FARMER, Grantor

Shelby County, AL 12/27/2007  
State of Alabama

Deed Tax: \$70.00

STATE OF ALABAMA

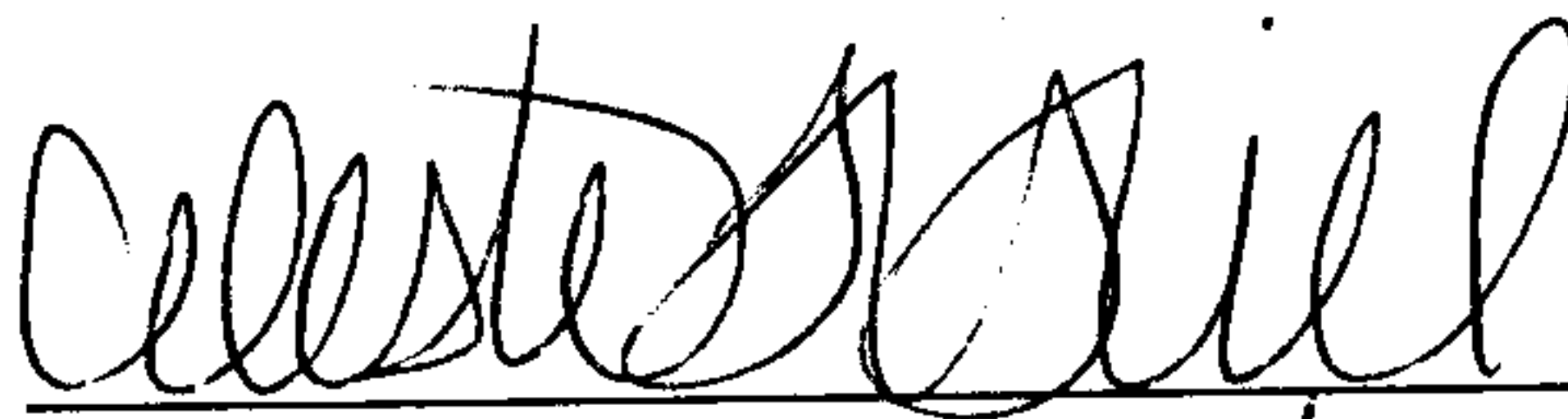
Shelby COUNTY

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SS.

I, the undersigned notary public in and for said county in and for said state, hereby certify that JOHN B. FARMER, JR. and JANNIS L. FARMER, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 10<sup>th</sup> day of December 2007.



Notary Public

My Commission Expires:

3/28/11



20071227000579140 2/2 \$84.00  
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