

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Vincent D. Hartley  
156 Wisteria Drive  
Chelsea, Alabama 35043



20150202000034540 1/3 \$245.00  
Shelby Cnty Judge of Probate, AL  
02/02/2015 12:39:12 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this January 30, 2015,** That for and in consideration of **TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND NO/100 (\$224,900.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **CORY VARDEN and NICOLE VARDEN, husband and wife,** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **VINCENT D. HARTLEY and CHRISTINE R. HARTLEY** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Lot 10, according to the Survey of Windstone, III, as recorded in Map Book 26, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to:

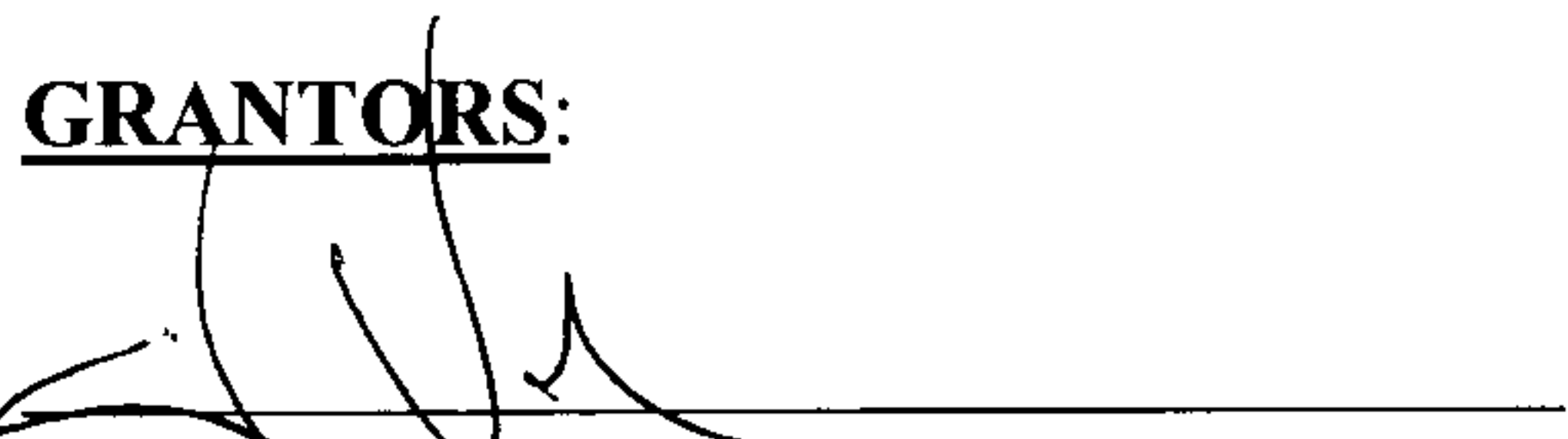
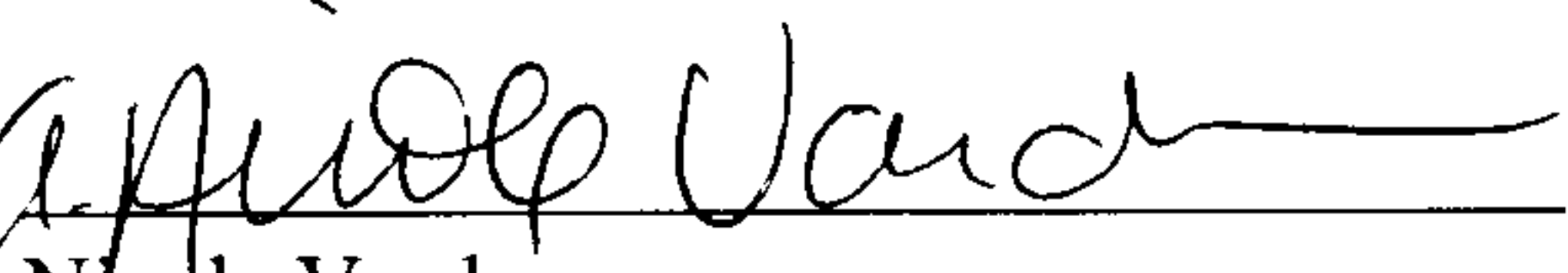
1. General and special taxes or assessments for the year 2015 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 26, Page 60.
7. Easement/right-of-way to Alabama Power Company as recorded in Book 230, Page 834 and Deed Book 126, Page 67; Instrument Number 200409810000505560.
8. Restrictive Covenant as recorded in Instrument number 2000-0605 amended by Instrument Number 2001120000040161, Instrument Number 2000-11836 and Instrument Number 2001121300045657.


**TO HAVE AND TO HOLD,** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during

their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of January 30, 2015.

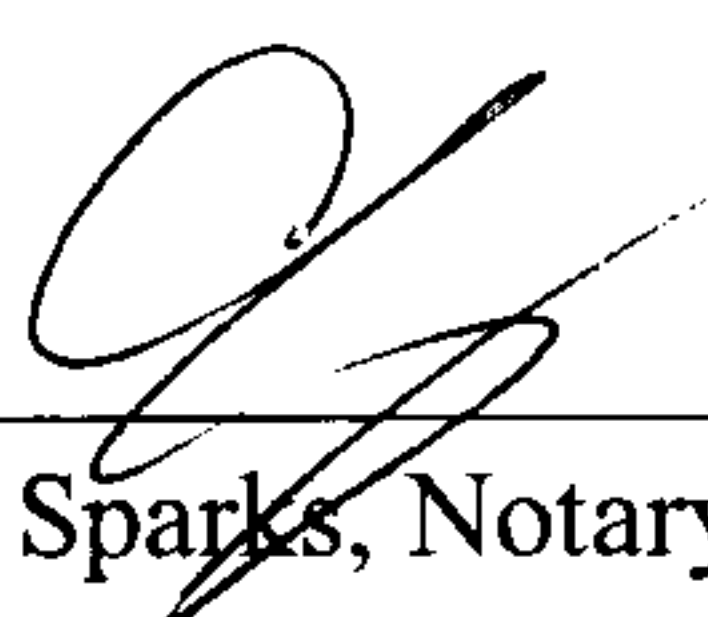
**GRANTORS:**  
  
Cory Varden  
  
Nicole Varden

  
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**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Cory Varden and Nicole Varden, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Cory Varden and Nicole Varden each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of January 30, 2015.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]



