

THIS INSTRUMENT WAS PREPARED BY:

Name: H. B. Nelson, Jr.

Address: Post Office Box 43248; Birmingham, Alabama 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

See Mtg 360-795
KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIFTY-EIGHT THOUSAND DOLLARS AND NO CENTS (\$58,000.00) to the undersigned GRANTOR, INVERNESS ASSOCIATES, an Alabama General Partnership composed of: FLETCHER PROPERTIES OF ALABAMA, INC., a corporation, REFCO-INVERNESS, INC., a corporation, and 2154 TRADING CORPORATION, a corporation (herein "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James William Varner and Alliene Glass Varner, wife, (herein referred to as "GRANTEE") for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Condominium Unit Number 207 of CAMBRIAN WOOD CONDOMINIUM, a condominium according to the Declaration of Condominium Ownership of CAMBRIAN WOOD CONDOMINIUM recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in the office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided .0135292 percent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and

Together with all of its appurtenances according to the Declaration.

This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 19 77.
2. Easements, rights of way, setback lines of record and any applicable zoning ordinances.
3. Mineral and mining rights not owned by GRANTOR.
4. Subject to all of the provisions of the aforesaid Declaration of Condominium Ownership; and the GRANTEE assumes and agrees to observe and to perform all obligations of GRANTEE under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the aforesaid Unit and condominium.

TO HAVE AND TO HOLD, to the said GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.



19761223000123830 1/3 \$.00
Shelby Cnty Judge of Probate, AL
12/23/1976 12:00:00 AM FILED/CERT

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by each partner by their respective duly authorized officers thereunto on this the 10th day of December, 1976.

ATTEST:

Bessie Thorne
Assistant Secretary

FLETCHER PROPERTIES OF ALABAMA, INC.

By Howard B. Nelson
Vice President

ATTEST:

[Signature]
Secretary

REFCO-INVERNESS, INC.

By Frank G. Culham
Vice President

ATTEST:

[Signature]
Asst. Secretary

2154 TRADING CORPORATION

By [Signature]
Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)



19761223000123830 2/3 \$.00
Shelby Cnty Judge of Probate, AL
12/23/1976 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. B. Nelson, Jr., whose name as Vice President of Fletcher Properties of Alabama, Inc., a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the 7th day of December, 1976.

Susanna J. Harrison
Notary Public
My Commission Expires October 2, 1978

STATE OF ILLINOIS)

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank G. Culham whose name as Vice President of Refco-Inverness, Inc., a corporation, as General Partner of Inverness Associates, an Alabama General Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner of said Inverness Associates.

Given under my hand and official seal, this the 10th day of December, 1976.

[Signature]
Notary Public


My Commission Expires February 13, 1977

STATE OF Georgia)
COUNTY OF DeKalb)

I, Linda S. Fair, a Notary Public in
and for said County, in said State, hereby certify that
C. E. Saines, whose name as Vice President of
2154 Trading Corporation, a corporation, as General Partner
of Inverness Associates, an Alabama General Partnership, is
signed to the foregoing conveyance, and who is known to me,
acknowledged before me on this day that, being informed of
the contents of the conveyance, he, as such officer and with
full authority, executed the same voluntarily for and as
the act of said corporation, acting in its capacity as
General Partner of said Inverness Associates.

Given under my hand and official seal, this the
10th day of December, 1976

Linda S. Fair
Notary Public
Notary Public, Georgia State at Large
My Commission Expires May 30, 1977


19761223000123830 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/23/1976 12:00:00 AM FILED/CERT

BOOK 302 PAGE 336

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 DEC 23 AM 10:30
Dee J. Lee
Clerk of Probate
JUDGE OF PROBATE