

This instrument prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

Form 1-1-27 Rev. 1-66  
WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James William Varner and wife, Alliene Glass Varner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Leisure Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 207, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments there-to as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .01352925 interest in the common elements as set forth in said declaration.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantee agrees to assume and pay the unpaid balance of that certain mortgage to Charter Mortgage Company recorded in Volume 360, Page 795; and transferred to Metropolitan Life Insurance Company by instrument recorded in Volume 18, Page 385, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 9th day of January, 1978.

19780130000011240 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/30/1978 12:00:00AM FILED/CERT

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

1978 JAN 30 AM 9:25 (Seal)

*Thomas A. ...* (Seal)  
JUDGE OF PROBATE

*James William Varner* (Seal)  
James William Varner

*Alliene Glass Varner* (Seal)  
Alliene Glass Varner

\_\_\_\_ (Seal)

STATE OF GEORGIA  
CHATHAM COUNTY

Deed 5.00  
Rec. 1.50  
Int. 1.00  
7.50

General Acknowledgment

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that James William Varner and wife, Alliene Glass Varner 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 9th day of

BYNUM AND BYNUM

January 9, 1978.

*Sue Groover*  
SUE GROOVER  
Notary Public

ATTORNEYS AT LAW  
3410 INDEPENDENCE DRIVE  
BIRMINGHAM, ALABAMA 35209

Notary Public, Chatham County, GA  
My Commission Expires Feb. 10, 1980

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