

Robert O. Driggers, Attorney

(Address)

1736 Oxmoor Road, Homewood, Alabama 35209

STATUTORY
CORPORATION FORM WARRANT DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson

That in consideration of **Fifty-Seven Thousand and no/100 - - - - - Dollars**

to the undersigned grantor, Birmingham Trust National Bank, A National Banking Association (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROGER W. VARNER AND DEBRA C. VARNER

(herein referred to as GRANTEES) 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:**

Lot 10, Block 2, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.

This conveyance subject to the following:

1. Taxes for the year 1981 and thereafter.
2. Restrictions, covenants and conditions as set out in Misc. Book 31, Page 876 in Probate Office.
3. Building setback line of 40 feet reserved from Plantation Circle and Plantation Place, as shown by recorded plat.
4. Public utility easements as shown by recorded plat, including 7.5' on the easterly and southerly portions.
5. Pipe Line easements to Plantation Pipe Line Company recorded in Deed Book 113, Page 353 and recorded in Deed Book 257, Page 375 in Probate Office.
6. Subdivision agreement between Plantation Pipe Line Company and Barrett Builders, Inc. recorded in Deed Book 317, Page 166 in Probate Office.
7. Right-of-way to South Central Bell Telephone Company recorded in Deed Book 325, Page 261 in Probate Office.
8. Statutory right of redemption as evidenced by foreclosure deed recorded in Real 327, Page 207 in the Probate Office of Shelby County, Alabama.

\$54,150 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES 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. ~~XXXXXXXXXXXXXXXXXXXXXX~~

Sr. Vice

IN WITNESS WHEREOF, the said GRANTOR, by its / President, James R. Beaird
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of October, 1980.

ATTEST:

STATE OF ALA. SEELBY CO.

BIRMINGHAM TRUST NATIONAL BANK
A National Banking/Association

WJ Keith
ASST. VICE PRES.

SECRETARY THIS *See 7/19/47-381*
 *done for 300*
 75. Secretary *h*

James R. Beard, Sr. Vice President

STATE OF Alabama
COUNTY OF Jefferson

the undersigned

a Notary Public in and for said County in said

State, hereby certify that **James R. Beaird**
whose name as **Sr. Vice President of Birmingham Trust National Bank, A National Banking Association**, 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 **National Banking Association**.

Given under my hand and official seal, this the 23 day of October, 1980.

My Commission Expires Feb. 9, 2002