

This instrument was prepared by

(Name) Courtney H. Mason, Jr., Attorney at Law ²³⁶

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-86

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIX THOUSAND AND NO/100 (\$6,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
EDWARD EARL VARDEN AND WIFE, RHONDA C. VARDEN

(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT R. MINTER AND WIFE, MARSHA F. MINTER

(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 44, according to the survey of Woodland Hills - First Phase -
Fifth Sector as recorded in Map Book 7, Page 152 in the Probate
Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

71 And as further consideration, the herein grantees expressly assume
PAGE 671 and promise to pay that certain mortgage to Charter Mortgage
Company as recorded in Mortgage Book 405 Page 466 and which was
transferred to Federal National Mortgage Association by instrument
recorded in Misc. Book 38 Page 47 in the Probate Office of Shelby
County, Alabama, according to the terms and conditions of said
339 indebtedness thereby secured.

BOOK

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.

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 hand(s) and seal(s), this 6th
day of May, 1982

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

1982 MAY -6 PM 1:38

Thomas A. Shuler, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Edward Earl Varden
EDWARD EARL VARDEN (Seal)

Rhonda C. Varden
RHONDA C. VARDEN (Seal)

~~Rhonda C. Varden~~ (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that EDWARD EARL VARDEN AND WIFE, RHONDA C. VARDEN
whose name S 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 6th day of May, A. D., 1982

Notary Public.