

THIS INSTRUMENT WAS PREPARED BY:

JOHN L. HARTMAN, III
Post Office Box 846
Birmingham, Alabama 35201

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 that mortgage from Roger W. Varner and Debra C. Varner, to Jackson Company, filed for record November 5, 1980, and recorded in Volume 407, page 381, in the Probate Office of Shelby County, Alabama, and assigned to Birmingham Trust National Bank in Misc. Vol. 38, page 352, in said Probate Office, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Roger W. Varner and wife, Debra C. Varner (herein referred to as Grantor), grant, bargain, sell and convey unto Land Developers Construction Company, Inc. (herein referred to as Grantee), 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.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of February, 1983.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 FEB 23 AM 9:28

JUDGE OF PROBATE

Roger W. Varner (SEAL)
ROGER W. VARNER

Debra C. Varner (SEAL)
DEBRA C. VARNER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger W. Varner and wife, Debra C. 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 21st day of February, 1983.

[Signature]
NOTARY PUBLIC

BOOK 345 PAGE 291

Dead Tax 5.00
Ind 1.00
Res 1.50
7.50