

(Name) Roger W. Varner

(Address) 2156 Partridge Berry Road
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 900 City Federal Bldg., B'ham., AL 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty-One Thousand Five Hundred Dollars and 00/100 -----

to the undersigned grantor, Land Developers Construction Company, Inc. a corporation,
(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 wife, Debra C. Varner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama

Lot 2, according to the survey of Riverchase West, Third Addition, as recorded
in Map Book 7, page 139, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1983.
2. 10' Easement on rear and easement of variable width along front as shown by recorded map.
3. Restrictions contained in Misc. Vol. 30, page 443, Vol. 14, page 536, and Vol. 14, page 550 in the Probate Office of Jefferson County, Alabama.
4. Agreement with Alabama Power Company as recorded in Misc. Vol. 30, page 428, in said Probate Office.
5. Mineral and mining rights and rights incident thereto.

\$107,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John L. Hartman, III
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of February 19 83

ATTEST:

Land Developers Construction Company, Inc.

By John L. Hartman, III President

STATE OF ALABAMA
COUNTY OF JEFFERSON

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 MAR -1 AM 9:36
In Mtg H21-855

Deed TAX 14.50
Rec 1.50
Sub 1.00
17.00

I, the undersigned, John L. Hartman, III
State, hereby certify that

a Notary Public in and for said County in said

whose name as President of Land Developers Construction Company, Inc.
a corporation, 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.

Given under my hand and official seal, this the 21 day of February 1983

Michael J. Romeo
Notary Public