

SEND TAX NOTICE TO:

(Name) Roger E. Varnum

(Address) 503 Meadow Ridge Circle
Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks *1184*

(Address) 704 Independence Plaza

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty-Five Thousand and no/100-----Dollars

to the undersigned grantor, South Jefferson 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 E. Varnum and Martha C. Varnum

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

Lot 3, according to the Map and Survey of Meadow Brook Cluster Homes,
1st Sector, as recorded in Map Book 13, Page 20, in the Probate Office
of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Subject to Notice of Natural Lime Sinks as shown on recorded subdivision
map in Map Book 13, Page 20.

1. Deed Tax -----	\$ <u>155.00</u>
2. -----	\$ -----
3. -----	\$ <u>2.50</u>
4. -----	\$ <u>3.00</u>
5. -----	\$ -----
6. -----	\$ <u>1.00</u>
7. -----	\$ -----
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93. -----	\$ -----
94. -----	\$ -----
95. -----	\$ -----
96. -----	\$ -----
97. -----	\$ -----
98. -----	\$ -----
99. -----	\$ -----
100. -----	\$ -----
Total -----	\$ <u>161.50</u>

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 Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of August 19 89

ATTEST:

SOUTH JEFFERSON COMPANY, INC.

STATE OF ALA. SHELBY CO. BY Dwight A. Sandlin
I CERTIFY THIS INSTRUMENT WAS FILED
89 SEP 15 AM 10:32

Dwight A. Sandlin Vice President

STATE OF Alabama
COUNTY OF Jefferson

89 SEP 15 AM 10:32

I, the undersigned
State, hereby certify that Dwight A. Sandlin
whose name as Vice President of South Jefferson 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 23rd day of August 19 89

William H. Halbrooks
Notary Public