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Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: DAVID M. VARNER AND WIFE, BARBARA S. VARNER
4124 ASHINGTON DRIVE, BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY THOUSAND AND NO/100 (\$260,000.00) Dollars to the undersigned Grantor, a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, WILLIAM J. ACTON CONSTRUCTION, INC., a corporation (herein referred to as GRANTOR,) do grant, bargain, sell and convey unto, DAVID M. VARNER AND WIFE, BARBARA S. VARNER (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 191, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 14, PAGE 83 AND 83 A, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Covenants releasing predecessors in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by survey of subdivision, recorded in Map Book 12, Page 62 A & B, Map Book 12, Page 63 A & B, Map Book 12, Page 64A & B, Map Book 13, Page 36, Map Book 13, Page 99 A & B, and Map Book 14, Page 71, and Map Book 14, Page 83, in said probate Office.

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 the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it 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; that it will, and its successors and assigns 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, the said corporation by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 26TH day of APRIL, 1990.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
MY COMMISSION WAS RECORDED

91 APR 30 PM 1:03

STATE OF ALABAMA)
COUNTY OF SHELBY)

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM J. ACTON, whose name as PRESIDENT of WILLIAM J. ACTON CONSTRUCTION, 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 foregoing 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 this 26TH day of APRIL, 1990.

My Commission Expires: 10/29/94

WILLIAM J. ACTON CONSTRUCTION, INC.

By: William J. Acton (SEAL)
WILLIAM J. ACTON, PRESIDENT

Notary Public

1. Deed Tax	260.00
2. Notary Fee	10.00
3. Recording Fee	10.00
4. Lending Fee	10.00
5. Survey Fee	10.00
6. Other Fees	0.00
Total	290.00

BOOK 340 PAGE 649

Cambridge Little