

SEND TAX NOTICE TO:

Clyde R. Varner
(Name) Veeda R. Varner
1828 Southview Circle
(Address) Hoover, Alabama 35244

This instrument was prepared by

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Alabama 35216

Form 1-1-7 Rev. 5/82 047-94
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 Two Hundred Thirteen Thousand Five Hundred and No/100 -----Dollars
(\$213,500.00)

to the undersigned grantor, McKinney Home Builders, 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
Clyde R. Varner and Veeda R. Varner

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

Lot 9, according to the Survey of Southpointe, Eighth Sector, as recorded in Map Book
15, Page 109, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1994.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

\$202,800.00 of the above mentioned purchase price was paid for from a mortgage loan
closed simultaneously herewith.

Inst # 1994-12241

04/14/1994-12241
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

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, Sarah J. McKinney
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of March 1994

ATTEST:

McKinney Home Builders, Inc.

By Sarah J. McKinney President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Sarah J. McKinney
whose name as President of McKinney Home Builders, 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 29th day of March 1994

Susan Clegg
My commission expires: 9-13-96 Notary Public

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