

This instrument was prepared by

Send Tax Notice To: Charles V. Varallo
name 100 Meadow View Circle
address 2215 MASALA AVE, N.E. 10TH
Pelham, AL 35124

(Name) Lamar Ham, Attorney at Law

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$118,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dwight A. Sandlin and wife, Regina R. Sandlin

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles V. Varallo and wife, Cathy L. Varallo

(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 5, according to the Survey of Ivy Brook Phase One, as recorded in Map Book
18, page 21, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.

Subject to that certain mortgage recorded in Instrument 1995-4072 in the
Probate Office of Shelby County, Alabama.

\$ 115,900.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

st # 1995-07221

03/20/1995-07221
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 11.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and
administrators 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, we have hereunto set our hand(s) and seal(s), this 15th
day of March, 19 95.

(Seal)

(Seal)

(Seal)

Dwight A. Sandlin
Dwight A. Sandlin (Seal)

Regina R. Sandlin
Regina R. Sandlin (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that
Dwight A. Sandlin and wife, Regina R. Sandlin
whose name(s) 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 15th day of March A.D., 19 95

Deonda L. Wilson
the undersigned Notary Public

Notary Public, State At Large, Alabama
My Commission Expires April 28, 1998