

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1995-37257

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

12/29/1995-37257  
09:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 12.50

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND & NO/100---- (\$80,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Eric W. Lehtonen, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Sandra F. Varner and husband, Daniel R. Varner (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Navajo Pines, as recorded in Map Book 5 page 108 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$76,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1825 Arrow Drive Alabaster, Alabama 35007

Eric W. Lehtonen is the surviving grantee of that certain deed as recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_, in the Probate Office of Shelby County, Alabama, the other grantee, Annaliese Lehtonen, having died on or about the 11<sup>th</sup> day of MARCH, 1989.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I have hereunto set my hand and seal, this 22<sup>nd</sup> day of December, 19 95.

*Eric W. Lehtonen*  
by and through his Attorney-In-Fact,  
*William J. Lehtonen* (SEAL)  
Eric W. Lehtonen, by and through his Attorney-In-Fact, William J. Lehtonen

State of New York) County of Orange  
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that William J. Lehtonen whose name as Attorney In Fact for Eric W. Lehtonen 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 in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.  
GIVEN UNDER MY HAND THIS THE 22<sup>nd</sup> DAY OF DECEMBER, 1995.

My Commission Expires:

*Margaret F. Heath*  
Notary Public

NOTARY PUBLIC  
STATE OF NEW YORK  
COMMISSION EXPIRES 12/20/97