

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Billy Thomas

322 Hwy 25 East
(Address) Columbiana AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, Fran L. Varin, a married woman; and Mary A. Turgeon, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Billy Thomas d/b/a Billy Thomas Remodeling and Building

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, First Addition to Triple Springs, Seconds Sector, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 6, Page 155. Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1996-08306

03/14/1996-08306
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 2nd day of November, 1995

(Seal)

Fran L. Varin
Fran L. Varin

(Seal)

(Seal)

(Seal)

Mary A. Turgeon
Mary A. Turgeon

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fran L. Varin and Mary A. Turgeon whose names 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 2nd day of November, A. D., 1995

Notary Public