

This instrument was prepared by

Send Tax Notice To: Stephen Holliday

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

137 Park Place Circle
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Nine Thousand Nine Hundred and No/100 (89,900.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Brian J. Varnell and wife, Jennifer D. Varnell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stephen Holliday and Kim Holliday

(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 32, according to the survey of Park Place, Third Addition, as recorded in
Map Book 17 page 83 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to taxes for 1996.

Subject to building setback line, easements, restrictions, covenants and conditions,
Transmission Line Permit(s) to Alabama Power Company, agreement with Alabama Power Company,
and Gate Valve easement, of record.

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12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 15.50

\$ 85,400.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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 31st
day of May, 19 96.

(Seal)

(Seal)

(Seal)

Brian J. Varnell (Seal)
Jennifer D. Varnell (Seal)
Jennifer D. Varnell (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Brian J. Varnell, Husband of Jennifer D. Varnell
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of May, A.D., 19 96

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/98

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF Houston

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer D. Varnell, Wife of Brian J. Varnell, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 1996.

Laura Palmer
Notary Public

(SEAL)

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES APR. 04, 1997.
BONDED TO THE STATE PUBLIC UNDERWRITERS.

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