

Send Tax Notice To:

Ricky A. Trotter
2404 Meadow Ridge Road
Birmingham, Alabama 35242
PID #10-1-01-0-003-001.000

Inst # 1996-37379

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Fifty-One Thousand Five Hundred Forty-Five and 97/100
(\$251545.97) Dollars**

to the undersigned GRANTOR(S) in hand paid by the GRANTEE (whether one or more)
herein, the receipt whereof is hereby acknowledged, I/WE,
Daniel R. Varner and Sandra F. Varner, husband and wife

referred to as GRANTOR(S), do hereby grant, bargain, sell and convey unto
Ricky A. Trotter and Jennifer Lynn Trotter

hereinafter referred to as GRANTEE, as joint tenants, with the right of survivorship, all that
certain real property situated in Shelby County, Alabama being more particularly described as
follows, to-wit:

**Lot 1, according to the Survey of The Ridge at Meadowbrook, 2nd
Sector, as recorded in Map Book 16, Page 123, in the Probate
Office of Shelby County, Alabama.**

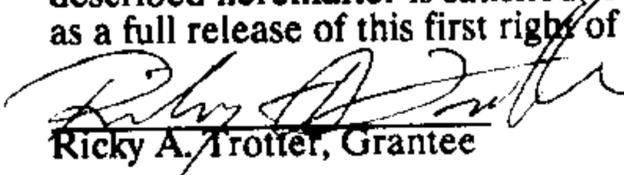
Mineral and mining Rights Excepted.

\$ 201545.97 of the above recited consideration was paid from the proceeds of
a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1997 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

Grantees herein hereby agree to give the Grantors herein the first right of
refusal in the event they decide to sell this property before the mortgage
described hereinafter is satisfied. The satisfaction of said mortgage shall operate
as a full release of this first right of refusal.


Ricky A. Trotter, Grantee


Jennifer Lynn Trotter, Grantee

As a part of the consideration for the within conveyance, the GRANTEE herein has/have
executed a purchase money wrap-around mortgage in the amount of **Two Hundred One
Thousand Five Hundred Forty-Five and 97/100 (\$201,545.97)** simultaneously herewith.

This conveyance is subject to the debt secured by that certain mortgage executed by the
Grantor(s) to Liberty Mortgage Corporation in the original principal amount of **Two Hundred
Three Thousand and 00/100 (\$ 203,000.00) DOLLARS** dated **January 17, 1996** and recorded
as/in **Instrument No.1996-1868** in the Office of the Judge of Probate of **Shelby County,**
Alabama, and being transferred to Chase Manhattan Mortgage Corp. in Instrument
No.1996-7419, which said mortgage indebtedness the GRANTEE herein specifically does not
assume, but on the contrary the GRANTOR(S) herein warrants and represents to GRANTEE
as a part of the consideration hereof, that GRANTOR(S) will pay said mortgage indebtedness
as and when the same matures in accordance with the terms of said mortgage and the note
evidencing the indebtedness, but not otherwise. As a part of the consideration for this
conveyance, GRANTEE herein has/have executed and delivered to GRANTOR(S) a certain
purchase money mortgage covering the unpaid balance of the purchase price and it is
understood and agreed that, in the event GRANTEE herein default(s) in the payment of the
said purchase money mortgage, then GRANTOR(S) herein shall not be required to make any
further payment on the mortgage referred to hereinabove. If for any reason the GRANTOR(S)
herein should fail to make the monthly payments due on said mortgage, the GRANTEE herein
shall have the right to immediately make such payments or cure said default and deduct all
such sums paid to the holder of the first mortgage indebtedness from any amount due on the
purchase money mortgage and remit the difference to the GRANTOR(S) herein.

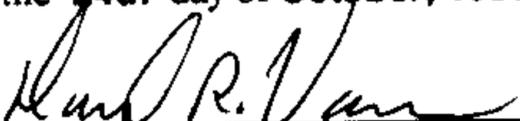
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61.00
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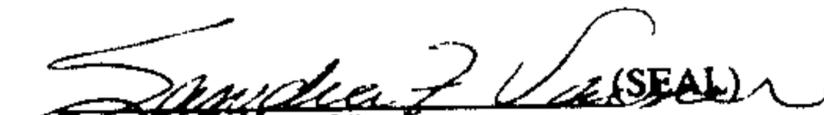
TOGETHER WITH all and singular, rights and privileges, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with the 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 in and to the property described hereinabove 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 the said GRANTOR(S) and for GRANTOR'S heirs, executors and administrators do hereby covenant with the said GRANTEE, his/her/their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that they have a good right to sell and convey the same as aforesaid; that they will and for their heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR(S) has/have hereunto set his/her/their hand(s) and seal(s), on this the **24th** day of **October, 1996**.

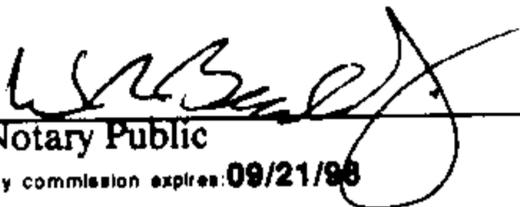
 (SEAL)
Daniel R. Varner

 (SEAL)
Sandra F. Varner

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel R. Varner and Sandra F. Varner, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, that he/she/they executed the same voluntarily on the **24th** day of **October, 1996**.

Given under my hand and official seal this the **24th** day of **October, 1996**.


Notary Public
My commission expires: **09/21/98**

(SEAL)

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 CAHABA PARK SOUTH, SUITE 104
BIRMINGHAM, ALABAMA 35242
(205) 991-9344

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