

SEND TAX NOTICE TO: KERRY ANN MCCARLEY
301 WIXFORD TRACE
BIRMINGHAM, AL 35243

WARRANTY DEED

STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED NINETY FOUR THOUSAND SEVEN HUNDRED AND NO/100 (\$194700.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **JAMES G. VARNER and BETTY C. VARNER, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **KERRY ANN MCCARLEY, AN UNMARRIED WOMAN**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

LOT 323, ACCORDING TO THE SURVEY OF WEATHERLY, WIXFORD MOOR, SECTOR 24, AS RECORDED IN MAP BOOK 20, PAGE 144, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

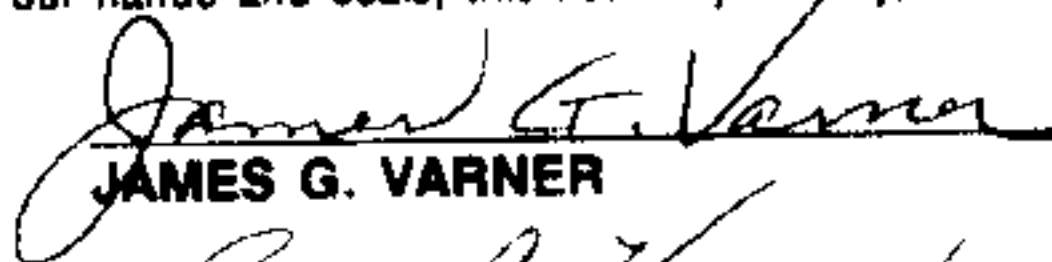

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of May, 1998.

WITNESS:

 (L.S.)
JAMES G. VARNER
 (L.S.)
BETTY C. VARNER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that JAMES G. VARNER and BETTY C. VARNER, HUSBAND AND WIFE, 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 official seal this 20th day of May, 1998.


Notary Public
My commission expires:

MY COMMISSION EXPIRES OCTOBER 27, 2001

Prepared by:
STEWART & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 650
BIRMINGHAM, AL 35243

Inst # 1998-19887

06/01/1998-19887
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 47.50