

SEND TAX NOTICE TO: SANDRA F. VARNER

Inst # 1998-32600

### WARRANTY DEED

STATE OF ALABAMA,  
Shelby COUNTY.

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$26,500.00) 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, **TLOYD E. CONNELL, A MARRIED MAN**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **SANDRA F. VARNER, A MARRIED 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 3, ACCORDING TO THE SURVEY OF SMITH'S CAMP, SECOND SECTOR, AS RECORDED IN MAP BOOK 4, PAGE 12 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

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

TO HAVE AND TO HOLD, the aforementioned 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 31st day of July, 1998.

WITNESS:

Tloyd E. Connell (L.S.)  
**TLOYD E. CONNELL**

By Willie L. Harris (L.S.)  
*his attorney in fact*

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that TLOYD E. CONNELL, A MARRIED MAN, 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 31st day of July, 1998.

Christopher P. Massey  
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

08/21/1998-32600  
10:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 13.50