

SEND TAX NOTICE TO: DAVID A. MATTHEWS
1009 COLE CIRCLE
BIRMINGHAM, AL 35242

1999-07819

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THIRTY SEVEN THOUSAND THREE HUNDRED AND NO/100 (\$337300.00) 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 I/we, **DANIEL R. VARNER and SANDRA F. VARNER, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **DAVID A. MATTHEWS and CONSTANCE E. MATTHEWS, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of Shelby, and State of Alabama**, to-wit:

LOT 506-A, ACCORDING TO THE RESURVEY OF LOTS 506 THROUGH 510, EAGLE POINT, 5TH SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

\$85000.00 of the purchase price herein is from the proceeds of a purchase money mortgage executed this date and to be recorded simultaneously herewith. David A. Matthews, Sr. and David A. Matthews are one and the same person. Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of February, 1999.

Daniel R. Varner (L.S.)
DANIEL R. VARNER

Sandra F. Varner
SANDRA F. VARNER

_____ (L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

02/25/1999-07819
9:41 AM CERTIFIED
SHELBY COUNTY PROBATE

I, the undersigned, a Notary Public in and for said State hereby certify that **DANIEL R. VARNER, SANDRA F. VARNER**, and 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 17th day of February, 1999.

Christy S. Massey
Notary Public
My commission exp: 10-27-2001

Prepared by:
STEWART & ASSOCIATES, P.C. 3595 GRANDVIEW PARKWAY, SUITE 350
BIRMINGHAM, AL 35243