

SEND TAX NOTICE TO: EDWARD VARIAS  
2048 EAGLE PARK LANE  
BIRMINGHAM, ALABAMA 35242

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**WARRANTY DEED**

**STATE OF ALABAMA,  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$239,500.00 to the undersigned grantor, **DON MARTIN CONSTRUCTION COMPANY, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **EDWARD V. VARIAS** (herein referred to as GRANTEES) 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 84, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 23, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

\$215,550.00 of the purchase price above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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 said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said Grantor, by DONALD W. MARTIN, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of September, 1999.

ATTEST:

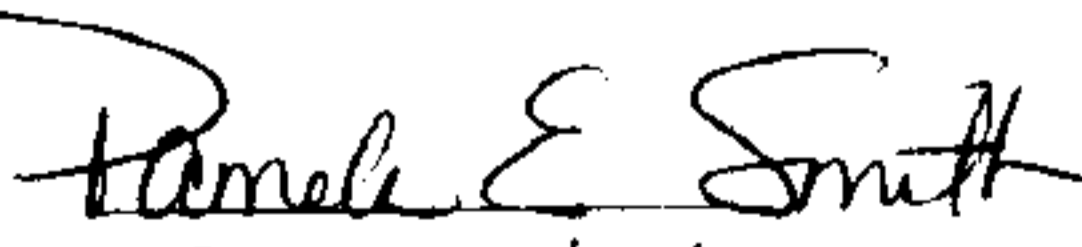
**DON MARTIN CONSTRUCTION COMPANY, INC.**

BY:   
**DONALD W. MARTIN, PRESIDENT**

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **DONALD W. MARTIN** whose name as PRESIDENT of **DON MARTIN CONSTRUCTION COMPANY, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand the 9th day of September, 1999.

  
Notary Public  
My Commission Expires 12/21/2000

Prepared by  
MOSELEY & ASSOCIATES, P.C.  
3600 COLONNADE PARKWAY STE. 830  
BIRMINGHAM, ALABAMA 35243

Inst # 1999-39406

09/21/1999-39406  
10:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 1995 32.50