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Shelby Cnty Judge of Probate, AL  
06/03/2004 09:58:00 FILED/CERTIFIED

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & Paden  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JEFFREY S. INMAN  
5165 SELKIRK DRIVE  
BIRMINGHAM, AL 35242

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS and 00/100 (\$165,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, NATHAN ERIC VARNER and LIESL YOARS VARNER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY S. INMAN and RACHAEL M. INMAN, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, IN BLOCK 1, ACCORDING TO THE SURVEY OF SELKIRK, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 163, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RESTRICTIONS REGARDING ALABAMA POWER COMPANY AS RECORDED IN MISC. VOLUME 21, PAGE 376 AND MISC. BOOK 21, PAGE 10.
4. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. VOLUME 21, PAGE 377.
5. PERMIT GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 306, PAGE 10.
6. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN MISC. VOLUME 21, PAGE 10.
7. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN VOLUME 48, PAGE 427 AND DEED BOOK 42, PAGE 246, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.

8. DEED OF AGREEMENT IN REGARD TO SANITARY SEWER TREATMENT IN REAL BOOK 314 PAGE 61 AND ASSIGNED IN REAL BOOK 328, PAGE 64 AND SUPPLEMENTARY AGREEMENT IN REAL BOOK 365, PAGE 876.
9. EASEMENT AGREEMENT BY AND BETWEEN 214 TRADING CORP., A NEW YORK CORP. AND SOUTHERN LIFE AND HEALTH INS. CO., DATED JANUARY 15, 1988, AND RECORDED IN REAL 169, PAGE 384.

\$132,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with 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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, NATHAN ERIC VARNER and LIESL YOARS VARNER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of May, 2004.



NATHAN ERIC VARNER



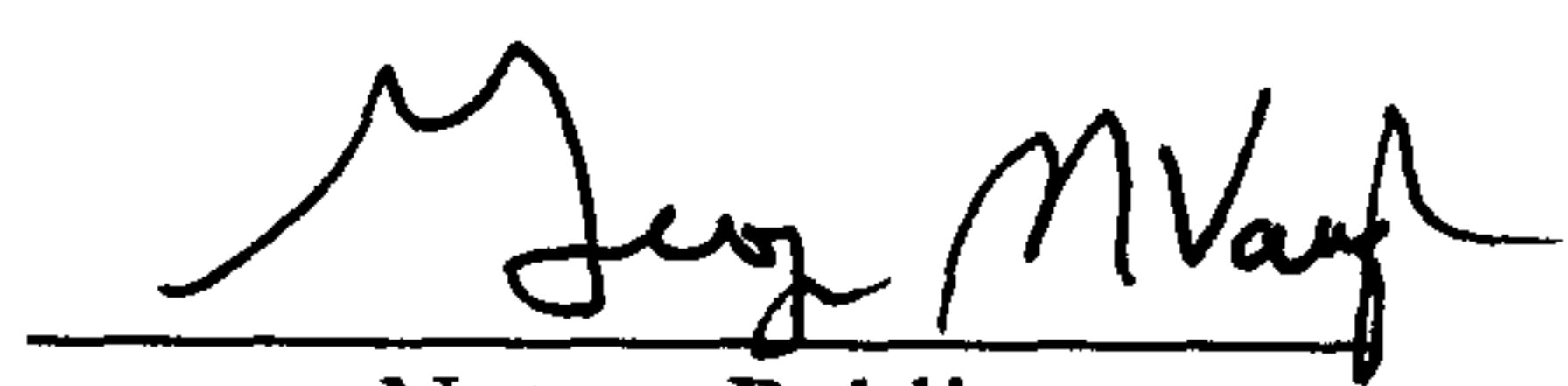
LIESL YOARS VARNER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NATHAN ERIC VARNER and LIESL YOARS 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of May, 2004.



Notary Public

My commission expires: 9.29.06