



20041215000683400 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
12/15/2004 09:37:00 FILED/CERTIFIED

SEND TAX NOTICE TO: VALLEYDALE BAPTIST CHURCH
501 RIVERCHASE PARKWAY EAST, SUITE 200
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED

STATE OF ALABAMA,
COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~5500.00~~ ^{10,000} ~~10,000~~ ^{10,000} 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, **DANIEL R. VARNER and SANDRA F. VARNER, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **VALLEYDALE BAPTIST CHURCH**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of , and State of Alabama, to-wit:

LOTS 1 AND 2, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGES 43 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

THIS DEED IS PREPARED AT THE REQUEST OF THE GRANTEE. NO TITLE SEARCH WAS PERFORMED, THEREFORE, WE MAKE NO REPRESENTATION AS TO THE MARKETABILITY OF THE TITLE.

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 10th day of December, 2004.

WITNESS:

Money Hess
Money Hess

Daniel R. Varner (L.S.)
DANIEL R. VARNER
Sandra F. Varner (L.S.)
SANDRA F. VARNER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that DANIEL R. VARNER and SANDRA F. 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 10th day of December, 2004.

Money L. Hess
Notary Public
My commission expires 9/14/2005

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C
3800 COLONNADE PARKWAY, SUITE 600
BIRMINGHAM, AL 35243