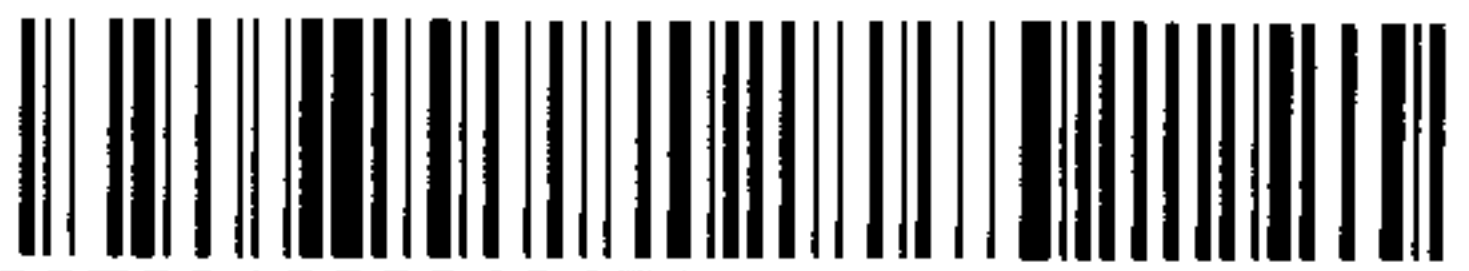


This instrument prepared by:  
Patrick F. Smith  
Law Office of Patrick F. Smith, L.L.C.  
P.O. Box 190224  
Birmingham, AL 35219

SEND TAX NOTICE TO:

## GENERAL WARRANTY DEED

  
20070918000436790 1/2 \$764.00  
Shelby Cnty Judge of Probate, AL  
09/18/2007 10:31:14AM FILED/CERT

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of

(\$ 750,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **David M. Varner and Barbara S. Varner, husband and wife** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **National Transfer Services, LLC, a Texas Limited Liability Company**, (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **SHELBY County, Alabama**:

Lot 210, according to the Map of Highland Lakes, 2<sup>nd</sup> Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1994-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument No. 1996-10928 in the Probate Office of Shelby County.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **this the**

24 day of May, 2007

  
\_\_\_\_\_  
David M. Varner

  
\_\_\_\_\_  
Barbara S. Varner

FILE NO: 271682

STATE OF FL )  
Citrus )  
COUNTY )

20070918000436790 2/2 \$764.00  
Shelby Cnty Judge of Probate, AL  
09/18/2007 10:31:14AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David M. Varner** 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 and official seal on the 22 day of May, 2007.

Janine Moore  
Notary Public  
Commission Expires:



STATE OF ALABAMA )  
SHELBY )  
COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Barbara S. Varner** 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 and official seal on the 24 day of MAY, 2007.

William E. Welch  
Notary Public  
Commission Expires: 11/5/08

Shelby County, AL 09/18/2007  
State of Alabama  
Deed Tax: \$750.00