

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Arthur G. Varvoutis
2113 Aaron Road
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$224,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Carol Steedman Spain, a married person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Arthur G. Varvoutis and Regena Varvoutis

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein

⁹
\$179,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$22,285.00 of the proceeds come from a second mortgage recorded simultaneously herewith

Subject property does not constitute the homestead of the grantor nor her spouse.

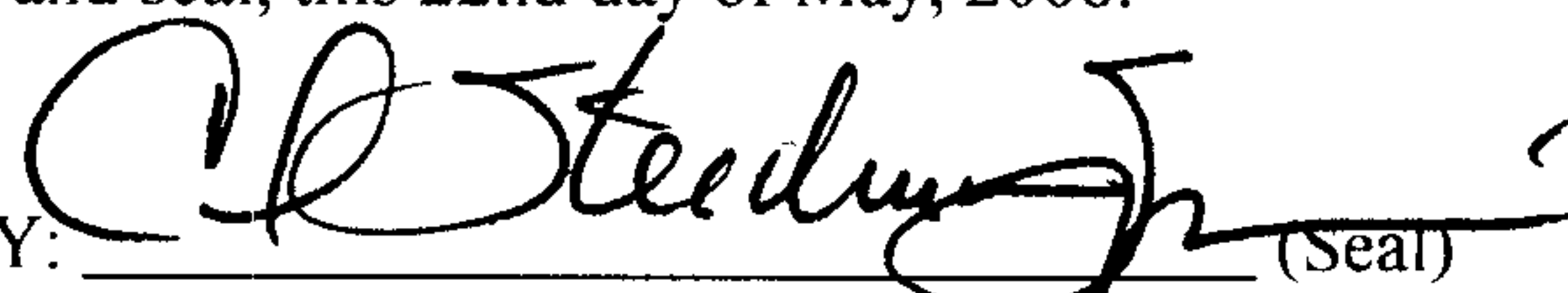
Subject to:

- (1) 2008 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

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

IN WITNESS WHEREOF, I have set my hand and seal, this 22nd day of May, 2008.

BY:  (Seal)
Carol Steedman Spain

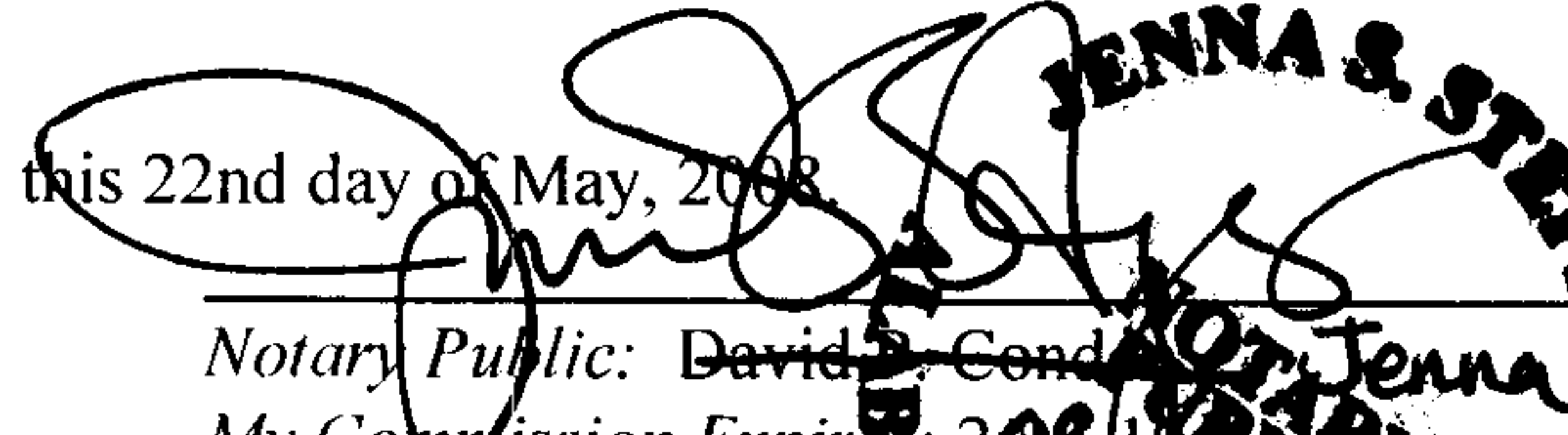
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Carol Steedman Spain, whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2008

Shelby County, AL 05/29/2008
State of Alabama
Deed Tax: \$23.00


Notary Public: David P. Condon
My Commission Expires: 2/28/2011

JENNA S. STEPHENS
NOTARY PUBLIC
ALABAMA STATE-AT-LARGE

08-2407

Exhibit "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE EAST LINE OF SAID 1/4-1/4 DISTANCE OF 670.15 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE TURN AN ANGLE OF 90 DEGREES 00' 00" RIGHT AND RUN WESTERLY A DISTANCE OF 153.59 FEET TO A POINT ON THE EAST LINE OF AARON ROAD IN A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29 DEGREES 24' 53" AND A RADIUS OF 317.24 FEET; THENCE TURN AN ANGLE OF 96 DEGREES 39' 00" LEFT TO CORD AND RUN AN ARC DISTANCE OF 162.87 FEET TO A POINT; THENCE TURN AN ANGLE OF 83 DEGREES 21' LEFT FROM CORD AND RUN EASTERLY A DISTANCE OF 134.93 FEET TO A POINT ON THE EAST LINE OF SAID 1/4-1/4; THENCE TURN AN ANGLE OF 90 DEGREES 00' 00" LEFT AND RUN NORTHERLY ALONG SAID 1/4-1/4 LINE A DISTANCE OF 160.0 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Carol Steedman Spain by deed dated 11/12/2003, filed 11/26/2003 in Instrument 20031126000773270.