

Send tax notice to:

KIMBERLY THORNBURGH
10854 HIGHWAY 55
WESTOVER, AL 35147

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2010187

WARRANTY DEED

Shelby County, AL 06/04/2010
State of Alabama
Deed Tax : \$39.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Three Thousand and 00/100 Dollars (\$193,000.00) in hand paid to the undersigned, ROBERT O'NEAL VARDEN and MYRA THRASH VARDEN, husband and wife (hereinafter referred to as "Grantors") by KIMBERLY THORNBURGH and DARIN K. THORNBURGH (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run easterly along the north line of Section 25, 1,271.27' to the point of beginning of the property being described, Parcel 4; thence continue along last described course 40.0' to a point; thence 69 degrees 36'50" right and run Southeasterly 283.0' to a point; thence 12 degrees 10' right and run southerly 102.20' to a point on the north water line of Reed Creek of Lay Lake; thence 143 degrees 06'04" right and run 37.19' to a point; thence 44 degrees 59'06" right and run 32.0' to a point; thence 84 degrees 0'0" left and run 39.0' to a point; thence 63 degrees 45' left and run 24.0' to a point; thence 135 degrees 0' right and run Northwesterly 333.27' to the point of beginning. Being marked on the corners with iron pins.

AND ALSO

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along the North line of said Section 25, 1,311.27' to a point; thence turn 69 degrees 36'50" right and run 160.32' to the point of beginning of the parcel of property being quit claimed; thence continue along last described course 122.68' to a point; thence turn 151 degrees 05' left and run 69.60' to a point; thence turn 57 degrees 30' left and run 70.33 feet to the point of beginning.

R.O. VARDEN IS ONE AND THE SAME AS ROBERT O'NEAL VARDEN

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not yet due and payable until October 1, 2010.
2. Riparian rights associated with the River under applicable State and/or Federal law.
3. Easement for ingress and egress recorded in Inst. No. 1996-17960.

\$154,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28th day of May, 2010.

Robert O'Neal Varden
ROBERT O'NEAL VARDEN
Myra Thrash Varden
MYRA THRASH VARDEN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT O'NEAL VARDEN and MYRA THRASH VARDEN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2010.

[Signature]
Notary Public
Name: Charles D. Stewart, Jr.
Commission Expires: 04/13/12
ALABAMA
NOTARY PUBLIC