

This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
8940 Main Street
Clarence, NY 14031

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

7729 2397


20110922000281260 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/22/2011 01:54:25 PM FILED/CERT

Space Above This Line For Recorders Use Only

Record 1st

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 29th day of August, 2011, by and between ROSS A. VARIN AND SARAH FRANCES VARIN, A/K/A FRANCES L. VARIN, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM hereinafter referred to as Grantor(s) and **ROSS A. VARIN AND SARAH FRANCES VARIN, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, 481 HOMESTEAD DRIVE, WILSONVILLE, AL 35186**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Document Number 205-327, Recorded: 09/20/1988

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

**This Quit Claim Deed is being recorded to better identify the Grantor, Sarah Frances Varin, and to remove the a/k/a
Frances L. Varin.**

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Ross A. Varin
ROSS A. VARIN
Sarah Frances Varin, A/K/A
Frances L. Varin
SARAH FRANCES VARIN, A/K/A
FRANCES L. VARIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that ROSS A. VARIN, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29TH day of AUGUST, 2011.

Howard D. Pelton
NOTARY PUBLIC
My commission expires: 08/15/2015

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that SARAH FRANCES VARIN, A/K/A FRANCES L. VARIN, whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29TH day of AUGUST, 2015.

Howard D. Pelton
NOTARY PUBLIC
My commission expires: 08/15/2015

Our File No. ANA201120126


20110922000281260 3/3 \$20.00
Shelby Cnty Judge of Probate, AL
09/22/2011 01:54:25 PM FILED/CERT

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 19, SECTOR A, ACCORDING TO THE SURVEY OF THE HOMESTEAD, AS RECORDED
IN MAP BOOK 8, PAGE 167 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 194180001037012

BEING THE SAME PROPERTY CONVEYED BY DEED:

GRANTOR: ADAWAY HOMEBUILDERS, INC.
GRANTEE: ROSS A. VARIN AND WIFE, FRANCES L. VARIN, FOR AND DURING
THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE
SURVIVOR OF THEM

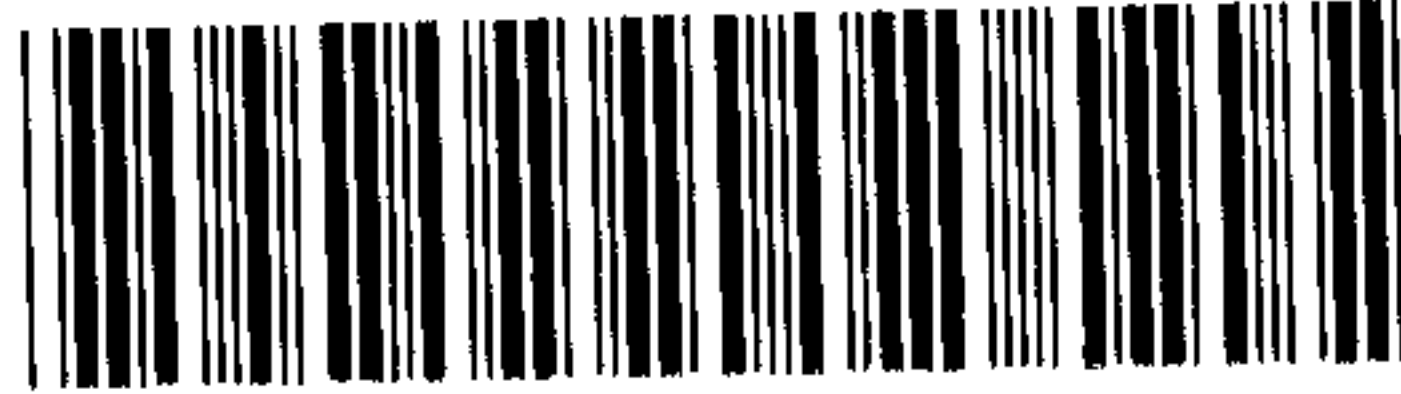
DATED: 09/16/1988

RECORDED: 09/20/1988

DOC#/BOOK-PAGE: 205-327

ADDRESS: 481 HOMESTEAD DRIVE, WILSONVILLE, AL 35186

END OF SCHEDULE A



+U02152345+

7776 9/13/2011 77292597/1