

Send tax notice to: Aaron Warren, 100 Morning Mist Trail, Alabaster, Al. 35007

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-six thousand and no/100 (\$176,000.00) Dollars, the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

David Varner and his wife Albinka Varner, whose mailing address is:
709 3rd Ave NW Alabaster, Al. 35007
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Aaron Warren and Shannon E. Warren, whose mailing address is:
100 Morning Mist Trail, Alabaster, Al. 35007

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 100 Morning Mist Trail, Alabaster, Al. 35007 to-wit:

Lot 501, according to the Final Plat of Stage Coach Trace, Sector 5, as recorded in Map Book 33, page 26 in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$172,812 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 22nd day of February, 2013.

 (SEAL)
DAVID VARNER

 (SEAL)
ALBINKA VARNER


20130301000085670 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
03/01/2013 09:03:58 AM FILED/CERT

Shelby County, AL 03/01/2013
State of Alabama
Deed Tax: \$3.50

State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Varner and his wife Albinka 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 have executed the same voluntarily on the day the same bears date.

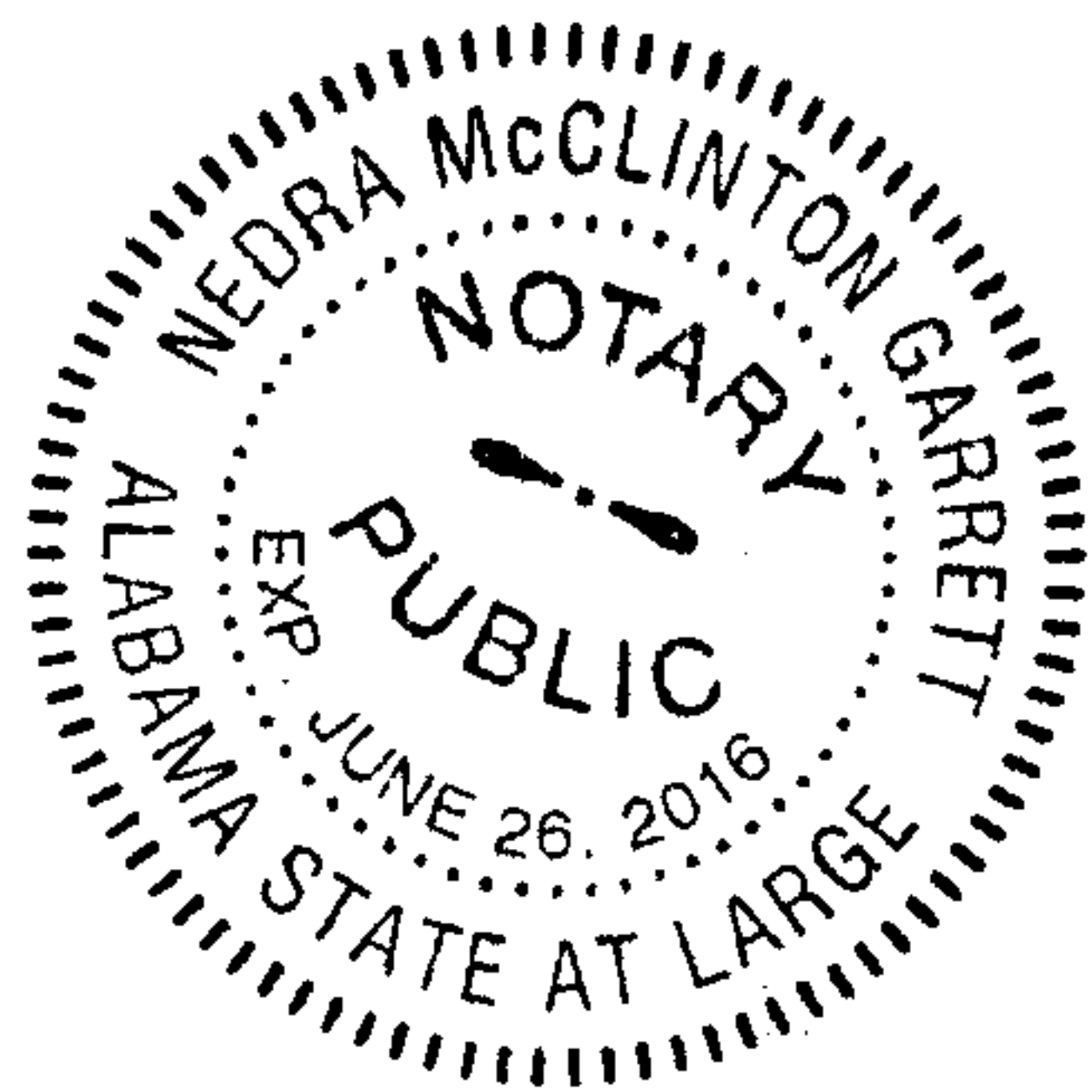
Given under my hand and official seal this the 22nd day of February, 2013.

Nedra McClinton Garrett
NOTARY PUBLIC

My commission expires:

6/26/16

:



20130301000085670 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
03/01/2013 09:03:58 AM FILED/CERT