

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Dean C. Rogers
1119 Dearing Downs Drive
Helena, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 Dollars.....
(\$ 116,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RELOCATION CLOSING SERVICES, INC., a Massachusetts Corporation**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **DEAN C. ROGERS AND MICHELE M. ROGERS** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 22, according to the Survey of Dearing Downs, as recorded in Map Book 6,
Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 108,000.00 of the purchase price recited above was paid from a mortgage loan 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 the joint tenancy hereby created is severed or terminated during the joint lives of the Grantors 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 it does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **RELOCATION CLOSING SERVICES, INC.**, the said Grantor, by Gail Brewer its DBS manager who is authorized to execute this conveyance, has hereto set its signature and seal, this 21st day of February, 1996.

RELOCATION CLOSING SERVICES, INC.

By: Gail Brewer

Inst # 1997-06886

03/05/1997-06886
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00

Inst # 1997-06886

STATE OF MASSACHUSETTS)

COUNTY OF Plymouth)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gail Brown whose name as DPS manager of RELOCATION CLOSING SERVICES, INC., a Massachusetts Corporation, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of February, 1996?

Raula B. Snell

Notary Public

My Commission Expires:

PAULA B. SNELL
Notary Public
My Commission Expires April 10, 2003

Inst # 1997-06886

03/05/1997-06886
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.00