

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA

GRANTEE'S ADDRESS
Jeffrey W. Cooke
5014 Aberdeen Way
Birmingham, Alabama 35242

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Three Hundred Ninety-Two Thousand Five Hundred and 00/100 (\$392,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Thomas P. Rogan and Susan C. Rogan, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jeffrey W. Cooke and wife, Lisa R. Cooke**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 17, according to the Survey of Greystone 7th Sector Phase I as recorded in Map Book 18, page 120 A, B & C, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Together with the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated 11-6-90, and recorded in Real 317, page 260, in the Probate Office of Shelby County, Alabama, together with all amendments thereto.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record

\$314,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of June, 2000

Thomas P. Rogan
Susan C. Rogan
His Attorney in Fact
Thomas P. Rogan,
by: Susan C. Rogan,
His Attorney in Fact

Susan C. Rogan
Susan C. Rogan

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan C. Rogan, a married woman, 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, she executed the same voluntarily on the day the same bears date GIVEN UNDER MY HAND THIS 15th DAY OF JUNE, 2000

My commission expires: 2-20-03

Notary Public

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan C. Rogan, whose name as Attorney in Fact for Thomas P. Rogan, a married man, 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 Attorney in Fact, executed the same voluntarily on the day the same bears date GIVEN UNDER MY HAND THIS 15th DAY OF JUNE, 2000

My commission expires: 2-20-03

Notary Public

06/21/2000-20637
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WFS 87.00

Inst # 2000-20637