


SEND TAX NOTICE TO: KENNETH L. SANDERS, JR. AND CATHERINE C. SANDERS  
125 TWIN OAKS CIRCLE  
CHELSEA, ALABAMA 35043

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

  
20040903000495190 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
09/03/2004 12:57:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$191,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **CHARLES D. ROGERS and DANA W. ROGERS, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **KENNETH L. SANDERS, JR. and CATHERINE C. SANDERS**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

LOT 18, ACCORDING TO THE SURVEY OF TWIN OAKS, AS RECORDED IN MAP BOOK 22, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
SITUATED IN SHELBY COUNTY, ALABAMA.

\$191,000.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith.

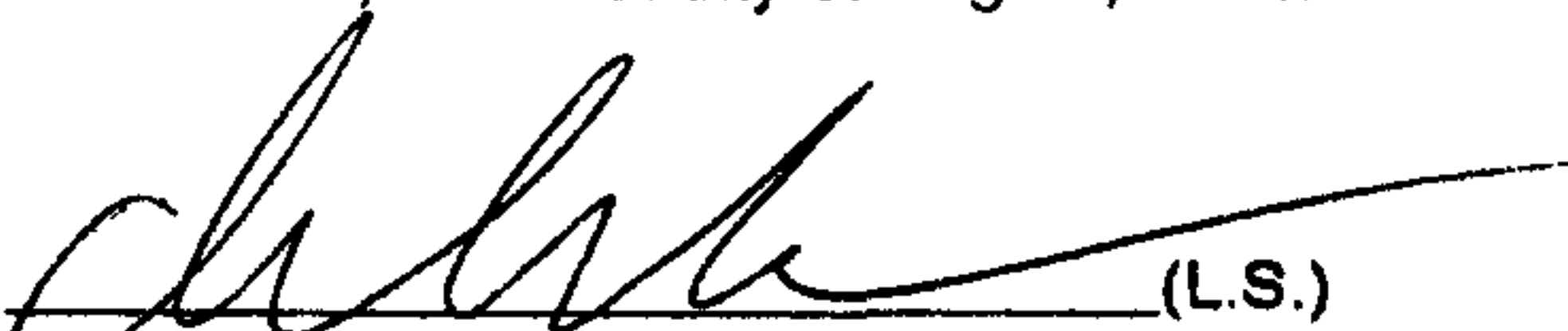
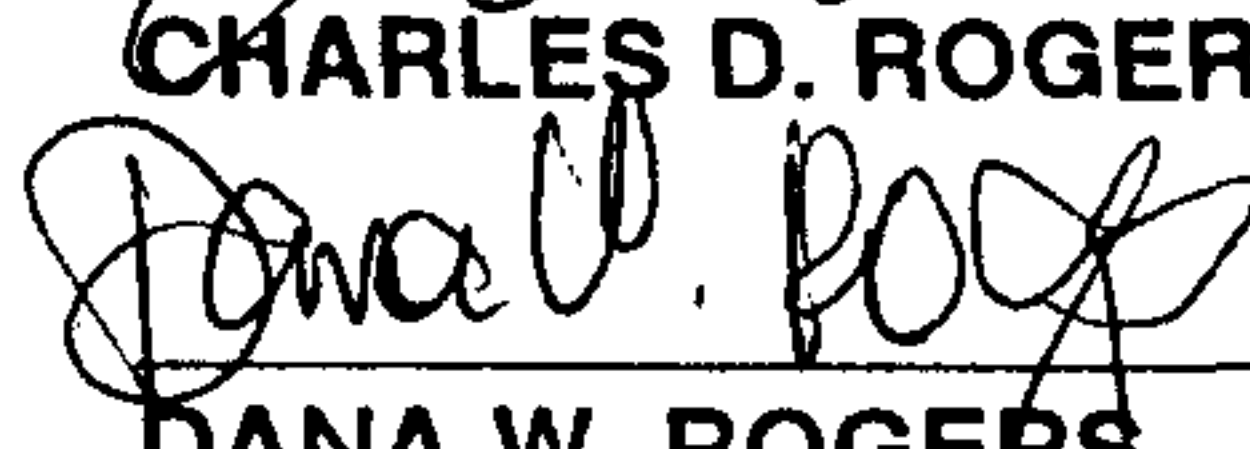
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of August, 2004.

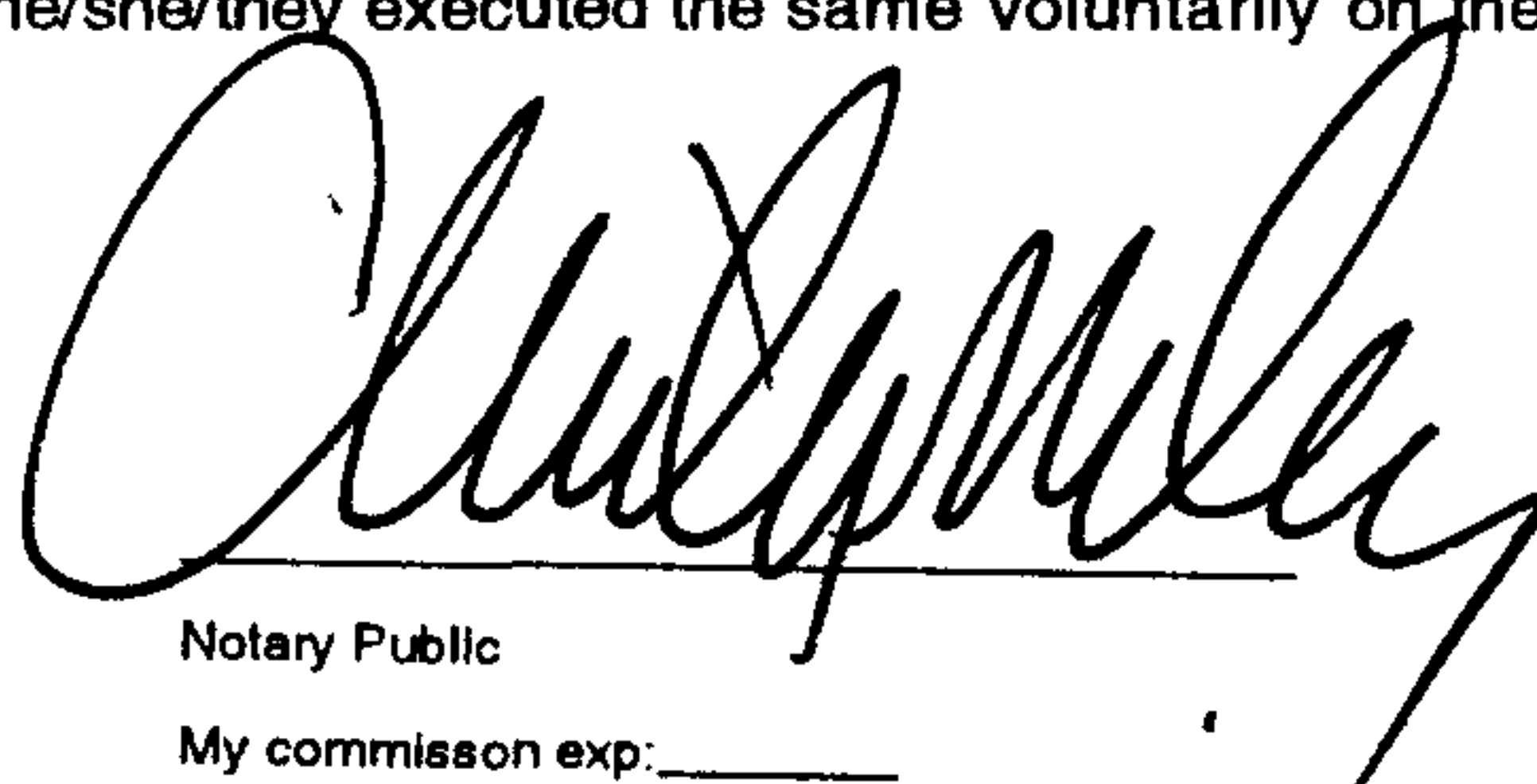
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**CHARLES D. ROGERS** (L.S.)  
  
\_\_\_\_\_  
**DANA W. ROGERS** (L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that CHARLES D. ROGERS and DANA W. ROGERS, 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 executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 31st day of August, 2004.

  
\_\_\_\_\_  
Notary Public  
My commission exp: \_\_\_\_\_

**CHRISTOPHER P. MOSELEY**  
MY COMMISSION EXPIRES 10/27/05

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, AL 35243