

This instrument prepared by

(Name) A. Allen Ramsey, Engel, Hairston, Moses and Johanson, P.A.

(Address) 7th Floor, Watts Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand (\$15,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James R. Hogan and wife, Diane M. Hogan

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael L. Moats and wife, Carolyn I. Moats

(herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:

Lot 2 of the J. A. Jones Survey, situated in the SW1/4 of NW1/4 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, recorded in Map Book 7, Page 74, in the Probate Office of Shelby County, Alabama. MINERALS AND MINING RIGHTS EXCEPTED. Subject to easements and restrictions of record.

\$10,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 the 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, 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 hand(s) and seal(s), this 29th day of June 1983

WITNESS:

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY
THAT THIS INSTRUMENT
WAS FILED FOR RECORD
IN THE OFFICE OF THE
CLERK OF THE PROBATE
COURT OF SHELBY COUNTY
ALABAMA
ON JUL 18 AM 9:09
1983

Head tax 500
Rec. 150
Seal 100
750

James R. Hogan

Diane M. Hogan

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Hogan and wife, Diane M. Hogan whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June A. D. 1983

Engel Hairston

MY COMMISSION EXPIRES 6/16/85

Notary Public.