

SEND TAX NOTICE TO:
James T. Rogers
3201 Angus Lane
Birmingham, AL 35243

THIS INSTRUMENT PREPARED BY:

Robert R. Sexton

1600 City Federal Building
Birmingham, Alabama 35203

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration of One Hundred Fourteen Thousand and No/100-----(\$114,000.00)---DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Ted D. Huggins and wife, Myrt F. Huggins

(herein referred to as grantors) do grant, bargain, sell and convey unto

James T. Rogers and wife, Lyndy H. Rogers

(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 in Block 7, according to the survey of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5 Page 135 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1984.
2. Public utility easements as shown by recorded plat, including 10 foot easement on the Northeast and Southwest sides.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 5, page 86, in said Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 109, page 293; Deed Book 281, page 497; Deed Book 141, page 298; Deed Book 145, page 387; Deed Book 146, page 381; Deed Book 126, page 343; Deed Book 176, page 68; and Deed Book 184, page 166.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 5, page 626, and covenants pertaining thereto recorded in Misc. Book 5, page 625.

\$108,300.00 of the purchase price recited above was derived from the proceeds of 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:

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 and seal s, this 15 day of March 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Tax 8.50
Rec 1.50
Paid 1.00

11.00 1984 APR -3 AM 8 02
446-60

State of SOUTH CAROLINA

GREENVILLE

COUNTY

General Acknowledgement

I, the undersigned hereby certify that Ted D. Huggins and wife, Myrt F. Huggins, 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 15th day of March, A.D., 1984

Form 3091

Notary Public