

This instrument was prepared by

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Pelham, Alabama 35124**Cahaba Title, Inc.**

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Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Thousand and No/100 (\$20,000.00) DOLLARS

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

Paul D. McCreary and wife, Karen A. McCreary

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

John M. Rogers and Donna K. 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 290, according to the survey of Chandalar South, Sixth Sector, as recorded in Map Book 7 page 50, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. recorded in Mortgage Book 392 page 364 and amended in Misc. Book 36 page 372 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantor herein, Karen A. McCreary, is one and the same person as Karen Hutter, Grantee in that certain deed recorded in Deed Book , Page , in the Probate Office of Shelby County, Alabama.

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 June 84 day of 19.

WITNESS:

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

1984 JUN 12 AM 11:53

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

the undersigned

hereby certify that Paul D. McCreary and wife, Karen A. McCrearywhose name S are signed to the foregoing conveyance, and who areon this day, that, being informed of the contents of the conveyance they

on the day the same bears date.

Given under my hand and official seal this 11th day of June