

This instrument was prepared by

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Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
 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 SEVENTY THOUSAND FIVE HUNDRED AND NO/100 (\$70,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOE WALKER and wife, NANCY JEAN WALKER

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

JAMES L. ROGERS and wife, JOYCE B. 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 3, according to the survey of Bridlewood Forest, as recorded in Map Book 5 page 52 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 25 feet reserved from Shoshone Drive as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 262 page 285 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264 page 2 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Deed Book 262 page 622 and re-recorded in Deed Book 264 page 9 and covenants pertaining thereto recorded in Deed Book 262 page 621 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$70,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 094 PAGE 2

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 September, 19 86.

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1986 OCT -6 AM 9:36

Joe Walker (Seal)
Nancy Jean Walker (Seal)
 Nancy Jean Walker

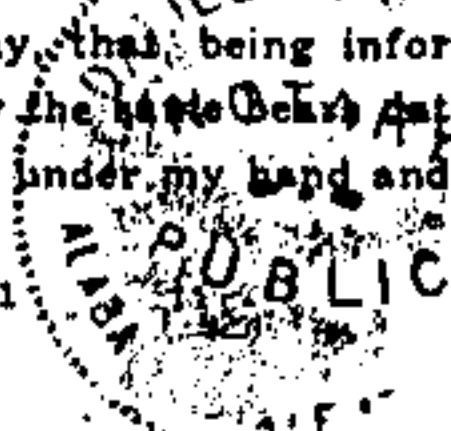
Thomas A. Swanson, Jr. (Seal)
 JUDGE OF PROBATE

STATE OF ALABAMA
 Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Walker and wife, Nancy Jean Walker whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 29th day of September, 19 86, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same were signed.

Given under my hand and official seal this 29th day of September, A. D., 19 86



Joe Walker
 Notary Public