

Send tax notice to
Gerald W. Hogan and
Rosemary C. Hogan
3863 OVERTON MANOR TRAIL
B'ham, AL 35243

1977

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

1977

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand Nine Hundred and No/100 Dollars (\$17,900.00) in hand paid to the undersigned Gibson-Anderson-Evins, Inc., an Alabama corporation, (hereinafter referred to as "Grantor") by Gerald W. Hogan and Rosemary C. Hogan (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 63, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except those mineral and mining rights which have been previously severed or to which Grantor does not have title, it being the intention of Grantor to hereby convey only those mineral and mining rights to which Grantor has title. Grantor makes no warranty as to the status of the title to the mineral and mining rights.

SUBJECT TO:

1. Current ad valorem taxes.
2. Public utility easements as shown by recorded map, including 20 foot easement for sanitary sewer on rear.
3. 20 foot building line as shown by recorded map.
4. Restrictive covenants recorded in Real 144, page 124, in said Probate Office, the provisions of which the Grantee, by acceptance of this deed, agrees to be bound.
5. Restrictions appearing of record in Real 145, page 705, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 79, page 297, in said Probate Office.
7. Agreement with Alabama Power Company as recorded in Real 145, page 712, in said Probate Office.
8. Right-of-way to Alabama Power Company as recorded in Real 157, page 579, and Real 142, page 195, in said Probate Office.
9. The rights or claims of other parties to the mineral and mining rights.
10. Easements, restrictions, reservations, and rights-of-way of record.

CHARLES A. J. BEAVERS
BRADLEY, ARANT, ROSE & WHITE
1400 Park Place Tower
Birmingham, Alabama 35203

191 MAR 167

BOOK

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc., by L. S. Evins, III, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 17th day of June, 1988.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 24 AM 9:23

John H. Anderson, Jr.
JUDGE OF PROBATE

GIBSON-ANDERSON-EVINS, INC.

By *L. S. Evins, III*
L. S. Evins, III
Its President

1. Deed Tax	\$ <u>18.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>24.00</u>

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 17th day of June, 1988.

Chas. H. Bowers
Notary Public

[SEAL]

My commission expires 6/10/91

BOOK 191 PAGE 168