

SEND TAX NOTICE TO:

(Name) Russell K. Crouch & Donna L. Crouch
 929 Tulip Poplar Lane
 (Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Clayton T. Sweeney
 2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TITLE 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-seven Thousand Five Hundred and NO/100----- DOLLARS

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

Charles G. Rogers and wife, Penny B. Rogers

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

Russell K. Crouch and wife, Donna L. Crouch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 1107, according to the Survey of Riverchase Country Club, 18th Addition, as recorded in Map Book 9, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, rights-of-way, set-back lines and limitations, of record.

\$126,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-24873

10/28/1992-24873
 08:51 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOT MCD 38.00

THIS DEED IS BEING RE-RECORDED TO REFLECT THE CORRECT LOT AS "1107" IN LIEU OF "1007"

TO HAVE AND TO HOLD Unto 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 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, they have hereunto set their hand(s) and seal(s), this 22nd day of October, 19 92.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Charles G. Rogers (Seal)
Penny B. Rogers (Seal)
 _____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Charles G. Rogers and wife, Penny B. Rogers 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 22nd day of October, A. D., 19 92

Clayton T. Sweeney
 Notary Public

Inst # 1993-03243
 02/03/1993-03243
 02:37 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOT MCD