

Send Tax Notices to:

Barry H. Bogarad
1052 South Lake Cove
Hoover, AL 35240

STATUTORY WARRANTY DEED
FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of Two Hundred Nine Thousand and no/100 Dollars --(\$209,000.00)-- to the undersigned Grantor, SouthLake Properties, an Alabama General Partnership, (herein referred to as Grantor), in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Barry H. Bogarad and Catherine F. Bogarad (herein referred to as Grantees) as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 54, according to the survey of South Lake Cove, a residential subdivision, as recorded in Map Book 12, page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1993.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160 page 495 and Map Book 12 page 98 in Probate Office.
3. Right(s)-of-Way(s) granted to Alabama Power Company by instruments(s) recorded in Real 230 page 795 in Probate Office.
4. Agreement with Alabama Power Company as to underground cables recorded in Real 215 page 521 and Real 290 page 996 and covenants pertaining thereto recorded in Real 215 page 504 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 111 page 625 in Probate Office.
6. Permitted Land Uses as set out in Real 160 page 492 in Probate Office.

\$198,500.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

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.

08/23/1993-25088
07:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.50

Inst # 1993-25088

IN WITNESS WHEREOF, the said SouthLake Properties, an Alabama General Partnership by William J. Wilkens, Jr. it's Project Manager, who is authorized to execute this conveyance, has hereto set his signature and seal this the 9th day of August, 1993.

SouthLake Properties,
an Alabama General Partnership

By: William J. Wilkens, Jr.
Its: Project Manager

Barry H. Bogarad
Barry H. Bogarad-Grantee

Catherine F. Bogarad
Catherine F. Bogarad-Grantee

Inst # 1993-25088
08/23/1993-25088
07:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that William J. Wilkens, Jr., whose name as Project Manager, of SouthLake Properties, an Alabama General Partnership, 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 Project Manager and with full authority, executed the same voluntarily for and as the act of said General Partnership.

GIVEN under my hand and official seal on this the 9th day of August, 1993.

[Signature]
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-95

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barry H. Bogarad and wife, Catherine F. Bogarad, whose names are signed to the foregoing conveyance as GRANTEES, 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 on this the 9th day of August, 1993.

[Signature]
NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-21-95

Inst # 1993-25088