

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: Alfred M. Rogers Jr.  
name

117 Hunters Point Circle  
address Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of One Hundred Sixteen Thousand and no/100----- DOLLARS

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

Faye K. Clements, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alfred M. Rogers Jr. and Evelyn M. Rogers  
(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 5, according to the Survey of Hunters Point, as recorded in  
Map Book 7, Page 24, in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$61,000.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

Inst # 1995-04749

02/23/1995-04749  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 63.50

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, I have hereunto set my hand(s) and seal(s), this 10th  
day of February, 19 95.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Faye K. Clements (Seal)  
Faye K. Clements (Seal)  
\_\_\_\_\_(Seal)

STATE OF ~~ALABAMA~~ South Carolina  
Charleston COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Faye K. Clements, an unmarried woman  
whose name 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of February A. D., 19 95

Sharon P. Kelley Notary Public.

My Commission Expires June 5, 1997