

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
TROY D. ROCHESTER
KAREN C. ROCHESTER
615 Shoal Run Trail
Birmingham, AL 35242

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY NINE THOUSAND NINE HUNDRED DOLLARS (\$29,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I, Albert F. Thomasson, a married man, dba AFTCO Properties, (herein referred to as GRANTOR) do grant, bargain, sell, and convey unto **TROY D. ROCHESTER and KAREN C. ROCHESTER** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 10, Block 3, according to the Survey of Indian Wood Forest Fourth Sector, recorded in Map Book 14, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

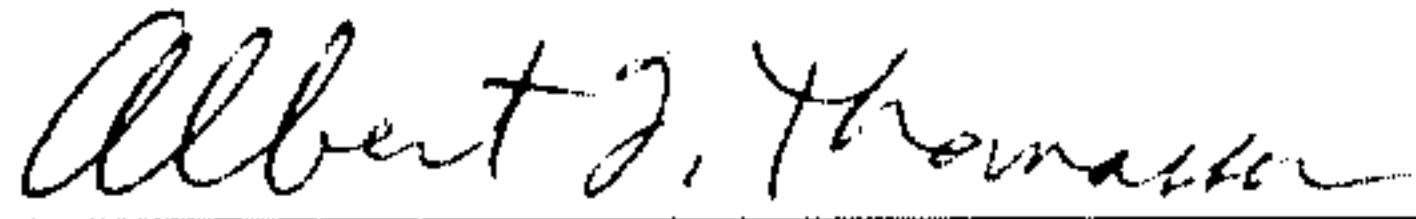
\$ None of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor his spouse.

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 do for myself, my heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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 hereto set my hand and seal, this the 17th day of March, 1995.

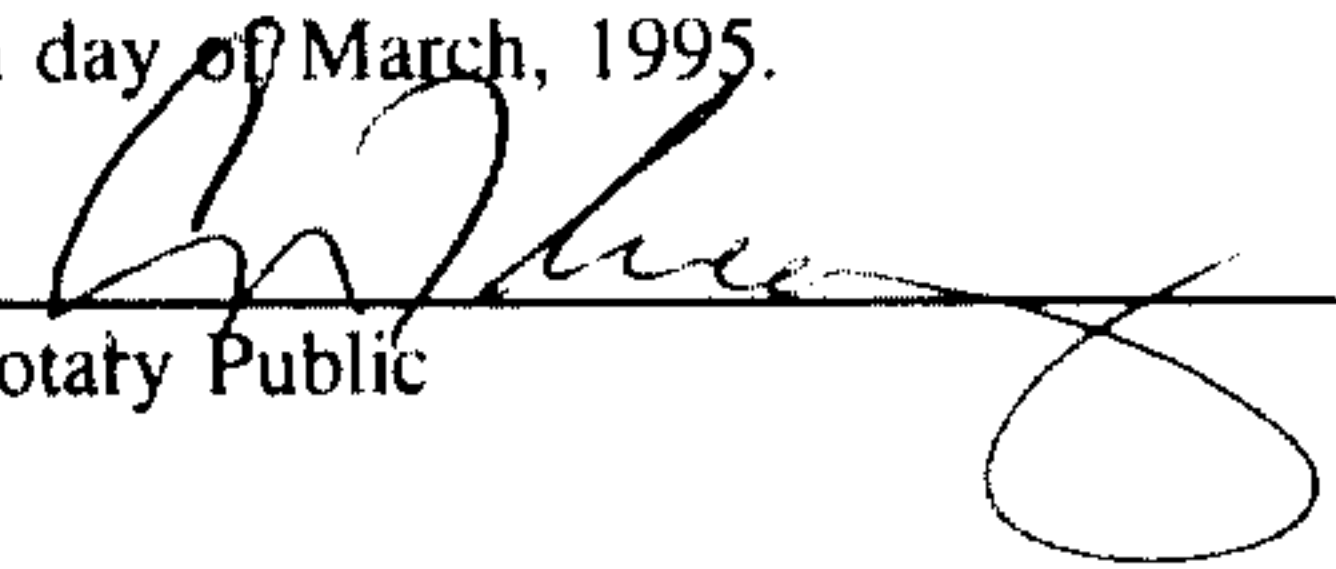

Albert F. Thomasson dba AFTCO Properties

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

03/31/1995-08282
03:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
38.50

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Albert F. Thomasson dba AFTCO Properties, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 17th day of March, 1995.


Notary Public

My Commission Expires: 5/29/95

Inst # 1995-08282

CLAYTON T. SWEENEY, ATTORNEY AT LAW