

SEND TAX NOTICE TO:

(Name) David B. Rogers
(Address) 116 Cape Cod Circle
Alabaster, AL 35007

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.
(Address) P.O. Box 96
Gardendale, AL 35071

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Six Thousand and NO/100--(\$126,000.00)----- DOLLARS

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

Phyllis R. Page, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
David B. Rogers and wife, Diane S. 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 10, according to the Survey of First Sector, Portsmouth, as recorded in Map Book 6, page 22, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$105,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Phyllis R. Page, is the surviving grantee of that certain deed recorded in Book 318, page 972, the other grantee, R. Randolph Page, Jr., having died on or about the 11th day of December, 1991.

Inst # 1995-21950

08/11/1995-21950
01:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 29.50

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 9th

day of August, 1995

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Phyllis R. Page
Phyllis R. Page (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phyllis R. Page, 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 9th day of August A. D., 19 95

[Signature]
Notary Public

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