

This instrument was prepared by:
(Name) Courtney Magon & Assoc. PC
(Address) PO BOX 361087
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) Craig L. & Natalie G. Rockett
(Address) 507 Canyon Park Drive
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Ninety Two Thousand Five Hundred and no/100ths-----\$92,500.00 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Rhonda M. Carroll, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Craig L. Rockett and Natalie G. Rockett (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 72, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 87,850.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-03635

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02/02/1996-03635
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 13.50

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

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 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 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 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 27th day of November, 19 95.

WITNESS
[Signature] (Seal) [Signature] (Seal)
[Signature] (Seal) [Signature] (Seal)
[Signature] (Seal) [Signature] (Seal)

OHIO
STATE OF ~~NEW JERSEY~~ Ohio }
Hamilton County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda M. Carroll, a single individual, whose name is 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 27th day of November, A.D., 19 95.
Oct 18, 1996 **ELLEN M. KOTHMAN** [Signature]
Notary Public, State of Ohio Notary Public
My Commission Expires: My Commission Expires Oct 18, 1999