

\$76-2115

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JEFFREY RAY LOGAN
1416 ROYALTY DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1996-03700

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THREE THOUSAND and 00/100 (\$93,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT SMITH and KELLY SMITH, HUSBAND AND WIFE (Herein referred to as GRANTORS) do grant, bargain, sell and convey unto JEFFREY R. LOGAN and TERRY C. LOGAN, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 50, ACCORDING TO THE SURVEY OF KINGWOOD, FIRST ADDITION, AS RECORDED IN MAP BOOK 6 PAGE 90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Royalty Drive as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on rear.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 15 Page 892 and Misc. Book 16 Page 361 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 55 Page 454, Deed Book 225 Page 224, Deed Book 299 Page 132, Deed Book 299 Pages 150, 156, 138 and 144 in Probate Office.

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 Book 339 Page 487 in Probate Office.

Agreement regarding sanitary sewer line as set out in Misc. Book 16 Page 354 in Probate Office.

8. Restrictions, limitations and conditions as set out in Map Book 6 Page 90.

\$88,350.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

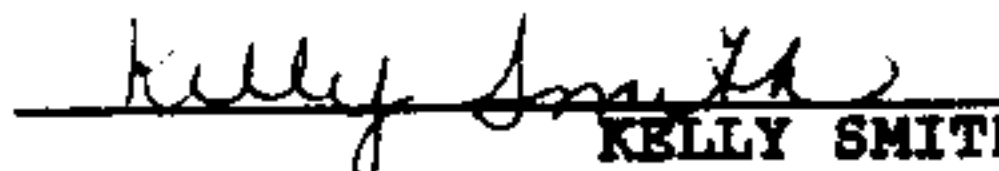
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TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT SMITH and KELLY SMITH, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of January, 1996.


ROBERT SMITH

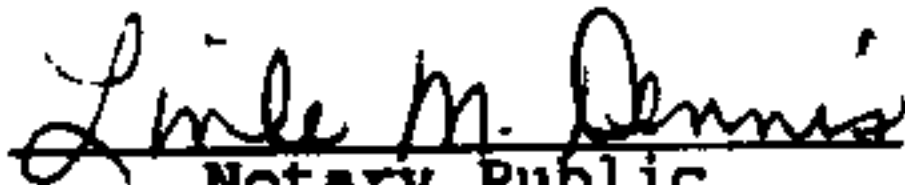

KELLY SMITH

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT SMITH and KELLY SMITH, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of January, 1996.


Notary Public

My commission expires: Jan. 29, 1997

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SHELBY COUNTY JUDGE OF PROBATE
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