

This instrument was prepared by

(Name) N. P. Callahan, Jr.
1717 11th Avenue South
(Address) Birmingham, AL 35205

Send Tax Notice To: Cynthia Diane Hogan
name 4825 Riverwood Place
Birmingham, AL 35243
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable consideration 500.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

THOMAS L. HOGAN, and wife MYRA ^{M.} HOGAN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

CYNTHIA DIANE HOGAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot B in Block 5, according to the Survey of Riverwood, Second Sector, as recorded in Map Book 8, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

Subject to a mortgage in favor of MortgageAmerica, Inc., which grantee assumes and agrees to pay as a part of the consideration.

Inst # 1996-06063

02/26/1996-06063
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, WE have hereunto set OUR hands(s) and seal(s), this 17th
day of AUGUST, 1993

(Seal)

Thomas L. Hogan

(Seal)

(Seal)

Myra M. Hogan

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, N.P. Callahan Jr., a Notary Public in and for said County, in said State, hereby certify that THOMAS L. HOGAN and wife, MYRA M. HOGAN whose name S ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of

AUGUST

1993

N.P. Callahan Jr.
Notary Public