

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

HOWARD E. BOGARD
720 BAILEY BROOK CIRCLE
HOOVER, AL 35244

Inst # 1996-10572
04/02/1996-10572
08:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MD 26.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY ONE THOUSAND and 00/100 (\$151,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DOUGLAS R. LUCKETT and SUSAN R. LUCKETT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HOWARD E. BOGARD and AIMEE B. BOGARD, 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 47, ACCORDING TO THE SURVEY OF RIVERCHASE WEST, DIVIDING RIDGE, AS RECORDED IN MAP BOOK 6, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

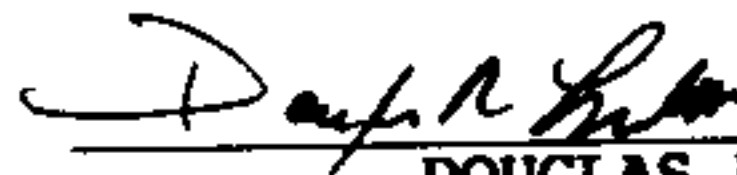
1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien, but are not yet due and payable until October 1, 1996.
2. 10 foot easement on north side and 20 foot easement thru lot as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 127, page 140.
4. Restrictions appearing of record in Misc. Volume 14, Page 536, Misc. Volume 17, page 550, Misc. Volume 34, page 549 and Volume 301, page 641.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 16, Page 351.
6. Right-of-way granted to Alabama Power Company recorded in Volume 300, Page 357.

\$135,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DOUGLAS R. LUCKETT and SUSAN R. LUCKETT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of March, 1996.



DOUGLAS R. LUCKETT



SUSAN R. LUCKETT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DOUGLAS R. LUCKETT and SUSAN R. LUCKETT, 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 25th day of March, 1996.



Notary Public

My commission expires: 05/03/98

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