

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE HUNDRED SEVENTY THOUSAND and no/100 DOLLARS (\$170,000.00) to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, STEVEN E. HINDMAN AND LISA K. HINDMAN, husband and wife, (herein referred to as grantors) do grant, bargain, sell and convey unto JAMES R. HOGAN, SR. AND DIANE M. HOGAN, (GRANTEEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

Lot 29, according to the map and survey of Countryside of Chelsea, Second Sector as recorded in Map Book 10 page 94 in the Office of the Judge of Probate of SHELBY COUNTY, ALABAMA.

\$110,000.00 of the consideration herein is from a purchase money first mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1996 taxes are currently a lien but are not yet due and payable.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, and their assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of April, 1996.

Steven Hindman

STEVEN E. HINDMAN
Lisa K. Hindman

LISA K. HINDMAN

Inst # 1996-14867

05/07/1996-14867
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 68.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that STEVEN E. HINDMAN AND LISA K. HINDMAN, whose names 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 30TH day of APRIL, 1996.

Notary Public: Mark E. Tippins
My commission expires: 7/23/97

Prepared by: Mark E. Tippins, Attorney 4 Office Park Circle, #215
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: J. Hogan, Sr. 353 Liberty Ridge Road, Chelsea, AL 35043

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