

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Robert M. Rogers
Karen C. Rogers
Hollybrook Lake Property
Shelby County, Al

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Three Hundred Forty-Nine Thousand Five Hundred and 00/100 (\$349,500.00) Dollars** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **William F. Hamilton, Jr. and wife, Katharine M. Hamilton**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Karen C. Rogers** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, of Hollybrook Lake Subdivision, as recorded in Map Book 4, page 74, in the Probate Office of Shelby County, Alabama.

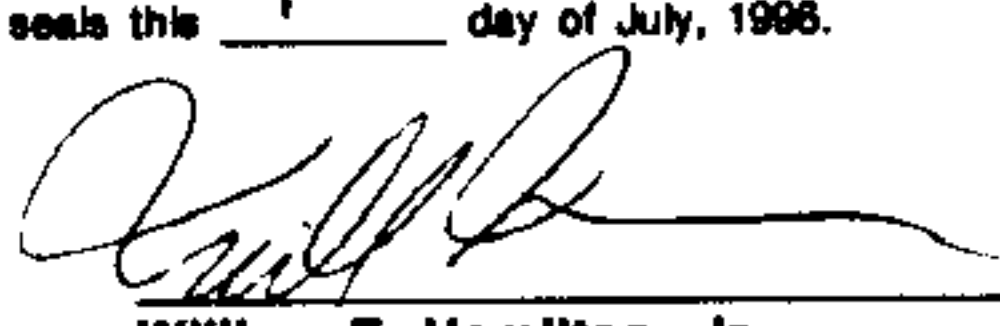
Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Right of Way granted Alabama Power Company recorded in Deed Book 138, page 307, Deed Book 182, page 326, Deed Book 186, page 475; Real Volume 64, page 949 and Real Volume 270, page 134.
3. Restrictions appearing of record in Deed Book 222, page 175.
4. Easement and right of way granted Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 242, page 148.

Kathryn M. Hamilton and Katharine M. Hamilton is one and the same person.
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and 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 GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of July, 1996.

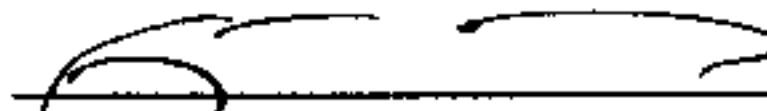
X  (Seal)
William F. Hamilton, Jr.

X  (Seal)
Katharine M. Hamilton

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William F. Hamilton, Jr. and wife, Katharine M. Hamilton, 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 1st day of July, 1996.


Notary Public
Affix Seal

Inst. # 1996-22036

07/09/1996-22036
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 358.00

Inst. # 1996-22036