

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to: Charles Drew Rogers
(Name) Melissa Alexander Rogers
(Address) 2251 Richmond Lane
Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND NINE HUNDRED AND NO/100 (\$108,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Alfonza Atkinson and Sherron Marie Atkinson, husband and wife (herein referred to as grantors), do grant, bargain, sell and convey unto Charles Drew Rogers and Melissa Alexander Rogers, husband and wife (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL. HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 105,010.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-29512

09/06/1996-29512
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCB \$5.00

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

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this 30th day of August, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Alfonza Atkinson (Seal)
Alfonza Atkinson
Sherron Marie Atkinson (Seal)
Sherron Marie Atkinson (Seal)

STATE OF ALABAMA

SHELBY County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfonza Atkinson and Sherron Marie Atkinson, 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 August, 19 96.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 1997
My Commission Expires:

Tom Holliman
Notary Public

1996-29512

EXHIBIT "A"

A part of Lot 40, Chanda Terrace, 2nd Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 9, page 101, being more particularly described as follows: Beginning at the Southwest corner of said Lot 40, run in an Easterly direction along the southerly line of said Lot 40, for a distance of 117.00 feet to the Southeast corner of said Lot 40; thence turn an angle to the left of 86 degrees 08 minutes 40 seconds and run in a Northerly direction along the East line of said Lot 40, for a distance of 134.38 feet to a point on the curved southerly right of way of Richmond Lane; thence turn an angle to the left and run in a Westerly and Northwesterly direction along the curved right of way line of Richmond Lane for a distance of 35.12 feet to the most Northerly corner of Lot 40; thence turn an angle to the left and run in a Southwesterly direction for a distance of 175.70 feet, more or less to the point of beginning. Being situated in Shelby County, Alabama.

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002 MCD 15.00