

SEND TAX NOTICE TO:

(Name) Steven S. Rogers

(Address) 102 Loyola Circle
Helena, Al. 35000

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

Form 115 Rev 5/82 #050/97

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-five thousand and no/100 (\$125,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William R. Burns and his wife Linda D. Burns
(herein referred to as grantors) do grant, bargain, sell and convey unto
Steven S. Rogers and Julia S. Rogers

(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 attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$100,000.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

Inst # 1997-17414

06/04/1997-17414
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 36.00

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 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 hand(s) and seal(s), this 27th day of May 19 97

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal) William R. Burns
WILLIAM R. BURNS
(Seal) Linda D. Burns
LINDA D. BURNS
(Seal)

STATE OF ~~ALABAMA~~ NORTH CAROLINA

Mecklenburg COUNTY

I, the undersigned Janette L. Bayley, a Notary Public in and for said County, in said State, hereby certify that William R. Burns and his wife Linda D. Burns whose name & 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May A.D. 19 97

Janette L. Bayley
My Commission Expires 8-4-1997

Inst # 1997-17414

EXHIBIT A

Lot 4, St. Charles Place-Phase IV, as recorded in Map Volume 18, Page 106, in the Office of the Judge of Probate, Shelby County, Alabama, AND ALSO a part of Lot 3, in said St. Charles Place-Phase IV, being more particularly described as follows:

Beginning at the most northerly corner of said Lot 3, run in a southwesterly direction along the northwest line of said Lot 3, for a distance of 76.64 feet to an existing iron pin; thence turn an angle to the left of 65 degrees 37 minutes 44 seconds and run in a southeasterly direction for a distance of 164.94 feet to an existing iron pin; thence turn an angle to the left of 160 degrees 26 minutes 49 seconds and run in a northerly direction along the east line of said Lot 3 for a distance of 208.59 feet, more or less, to the point of beginning.

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