WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire #17 Office Park Circle Birmingham, Alabama 35223

Gregory S. Martin 1906 Forest Creek Drive Birmingham, AL, 35244

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY)

That in consideration of two hundred twenty four thousand nine hundred and no/100 dollars (\$ 224,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, JAMES S. ROGERS AND WIFE MARTHA W. ROGERS, (herein referred to as Grantor) do grant, bargain, sell and convey unto Gregory S. Martin and Christine L. Martin (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 233, according to the Survey of Riverchase Country Club Residential Subdivision, Ninth Addition, as recorded in Map Book 8, Page 46 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 179,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 my 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 seal, this $2!^{s+}$ day of Tuly, 1997.

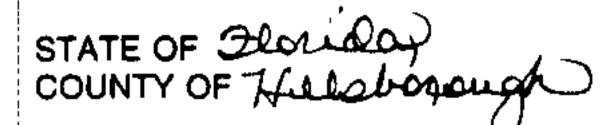
DAMES S. ROGERS

MARTHA W. ROGERS

Inst # 1997-32413

10/06/1997-32413
10/06/1997-32413
12:19 PM CERTIFIED
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 56.00

st # 1997-32



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES S. ROGERS AND WIFE, MARTHA W. ROGERS, 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 the 2 day of

Notary Public

My Commission Expires:

P.E. CASSELL Notary Public, State of Florida My Comm. Expires April 2, 1999 Comm. No. CC 433640

Inst # 1997-32413

10/06/1997-32413 12:19 PH CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 56.00 BON NOB