

WARRANTY DEED

Inst # 1997-32413

This Instrument Was Prepared By:

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

Send Tax Notice To:

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

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 21st day of July, 1997.

James S. Rogers
JAMES S. ROGERS

Martha W. Rogers
MARTHA W. ROGERS

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

STATE OF Florida
COUNTY OF Hillsborough

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 21st day of July, 1997.

P.E. Caspell
Notary Public

My Commission Expires:

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

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