

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
TINA P. FOGEL  
GLENN L. FOGEL  
3012 BROOK HIGHLAND DRIVE  
BIRMINGHAM, AL 35242

STATE OF ALABAMA}  
COUNTY OF Shelby}

Warranty Deed FEWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED FIFTY SIX THOUSAND THREE HUNDRED SEVENTY SIX AND NO/100 DOLLARS (\$256,376.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JOHN LEWIS, A MARRIED MAN, D/B/A LEWIS INTEGRITY HOMES, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **TINA P. FOGEL and GLENN L. FOGEL** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 1412, according to the Survey of Brook Highland, 14th Sector, an Eddleman Community, as recorded in Map Book 23, Page 2 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

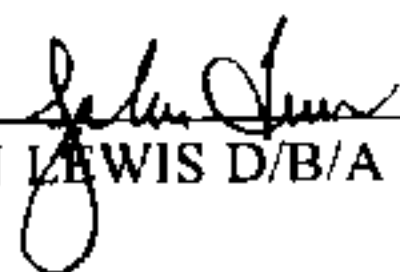
This property is not the homestead of the grantor nor his wife.

\$200,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators, covenant with said GRANTEES their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand(s) and seal(s), this the 31st day of March, 1998.

  
JOHN LEWIS D/B/A LEWIS INTEGRITY HOMES

STATE OF ALABAMA}  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN LEWIS, a married man, D/B/A LEWIS INTEGRITY HOMES, 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 31st day of March, 1998.

  
Notary Public

My Commission Expires: 5/29/99

04/07/1998-12421  
01:20 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 65.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1998-12421