

NO TITLE EXAMINATION

This instrument was prepared by:
Larry L. Halcomb
3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To:
Thomas L. Ogle
2204 Kent Circle
Hoover, Alabama 35226

*500.00
value*

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, to the undersigned grantor(s), Thomas L. Ogle, A Married Man, in hand paid by Thomas L. Ogle, Thomas L. Ogle, Jr., James B. Fort, Jr. and Eric P. Fort the receipt whereof is acknowledged, I the said Thomas L. Ogle, do grant, bargain, sell and convey unto the said Thomas L. Ogle, Thomas L. Ogle, Jr., James B. Fort, Jr. and Eric P. Fort as successive joint tenants, with right of survivorship as hereinafter set out, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 320, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3 as recorded in Map book 22, Pages 51A-C in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions, covenants, and easements, of record.

Subject to applicable zoning ordinances.

Subject property is not the homestead of the grantor nor his spouse.

Subject to mortgage to Leaders in Lending in the amount of \$50,000.00 recorded in Instrument # 1998-15225.

TO HAVE AND TO HOLD Unto the said Thomas L. Ogle, Thomas L. Ogle, Jr., James B. Fort, Jr. and Eric P. Fort as joint tenants, with the right of survivorship, successively, 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), upon the death of any one of said grantees the entire interest in said property shall vest in the survivors, as joint tenants, with right of survivorship, and that upon the death of any of the said survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantee herein named, but if neither grantee named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

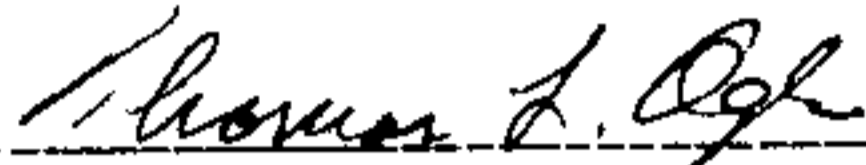
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And we do, for ourselves, and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except above named, that we have a good right to sell and convey the same as aforesaid; that we will, 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.

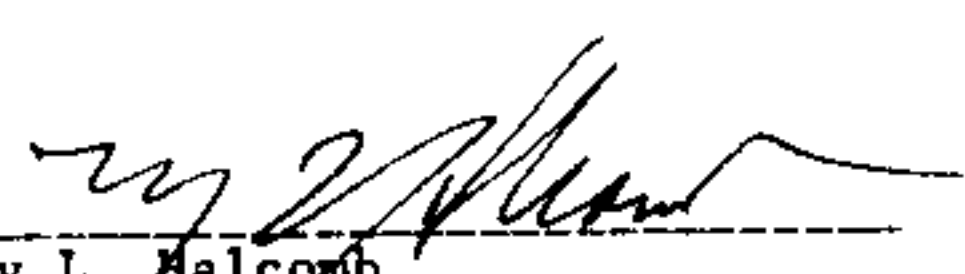
IN WITNESS WHEREOF we have hereunto set our hands and seals on this 5th day of June, 1998.


Thomas L. Ogle

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary public in and for said County, in said State, hereby certify that Thomas L. Ogle, A Married Man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 1998.


Larry L. Halcomb
NOTARY PUBLIC

My Commission Expires: 1/23/02

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