

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

William Donald Hogg
1955 2d Avenue
Calera, AL 35040

Inst # 1998-37223

State of Alabama)
County of Shelby)

089423/1998-37223
PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

Know all men by these presents, that in consideration of seventy-four thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Joyce Reed Frazier Eggers and Marie Reed Evans, both married women, of BX 424, Jemison, AL 35085 do grant, bargain, sell, and convey unto **DEBORAH HOGG RHODES, DANA LEA HOGG, AND WILLIAM DONALD HOGG** of 1955 2d Avenue, Calera, AL 35040, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 15 and 16, Block 77, according to J H Dunstan's Map of the Town of Calera, on file in the Probate Office of Shelby County, Alabama.

Source of title: A 1992 Warranty deed from Charles E Baxley to grantors herein executed 08 October 1992 and recorded 13 October 1992 at Instrument #1992.23363 in the Shelby County Probate office. The Joyce Reed Frazier named therein and Joyce Reed Frazier Eggers are one and the same person.

The conveyed property forms no part of nor adjoins the homestead of any grantor herein. Each grantor possesses other property which does serve as homestead.

to have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion

Joyce Reed Frazier Eggers and Marie Reed Evans, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

09/23/1998-37223
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 86.00

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In witness whereof, we, Joyce Reed Frazier and Marie Reed Evans, have set our hands and seals, this 11 September 1998.

Witness:

Carrie Duley

Joyce Reed Frazier (Seal)
Joyce Reed Frazier

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JOYCE REED FRAZIER**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 September 1998.

Sandra Hudson
Notary public my commission expires 10-6-98

Witness:

Carrie Duley

Marie Reed Evans (Seal)
Marie Reed Evans

State of Alabama)
County of Mobile)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **MARIE REED EVANS**, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 September 1998.

Sandra Hudson
Notary public my commission expires 12-6-98

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