

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOE B. RODGERS
126 KENTWOOD WAY
ALABASTER, AL 35007
Inst # 1999-02705

STATE OF ALABAMA)
COUNTY OF SHELBY)

01/20/1999-02705
01:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 13.00

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY FOUR THOUSAND and 00/100 (\$164,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BARRY L. CRAFT and KIMBERLY H. CRAFT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOE B. RODGERS, HUSBAND and KATHY C. RODGERS, WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 73, ACCORDING TO THE SURVEY OF KENTWOOD, 2ND ADDITION, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 30 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP.
4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$155,800.00 of the consideration herein was derived from a mortgage 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all

encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BARRY L. CRAFT and KIMBERLY H. CRAFT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 11th day of January, 1999.

Barry L. Craft & Kimberly H. Craft attorneys in fact
BARRY L. CRAFT, ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, KIMBERLY H. CRAFT

Kimberly H. Craft
KIMBERLY H. CRAFT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that and KIMBERLY H. CRAFT, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) 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 this the 11th day of January, 1999.

[Signature]
Notary Public

My commission expires: 7/11/02 Inst # 1999-02705

01/20/1999-02705
01:31 PM CERTIFIED

ACKNOWLEDGEMENT SHELBY COUNTY JUDGE OF PROBATE

002 CR# 19.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that KIMBERLY H. CRAFT, whose name as Attorney in Fact for BARRY L. CRAFT, is signed to the foregoing instrument and who is known to me, acknowledged before me on JANUARY 8, 1998, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 11th day of JANUARY, 1998.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/11/02