

SEND TAX NOTICE TO:

(Name) Ruth E. Rogers

(Address) 274 Hillwood Lane

Alabaster, AL. 35007

This instrument was prepared by

(Name) Ruth E. Rogers

(Address) 274 Hillwood Lane, Alabaster, AL. 35007

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good & valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ruth E. Rogers and husband, Hugh S. Rogers

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ruth E. Rogers and Linda Rogers Dunlap

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

The East 1/2 of Lot 10 and all of Lot 11, 12 and 13, Resurvey of George's Subdivision of Keystone, Sector Three, as recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

"Ruth E. Rogers is one and the same person as Ruth E. Rodgers."

"Hugh S. Rogers is one and the same person as Hough S. Rogers."

Inst # 1999-07500

02/23/1999-07500
11:09 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 9.00

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th

day of February, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Ruth E. Rogers

Hugh S. Rogers

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

the undersigned

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Ruth E. Rogers and husband, Hugh S. Rogers

whose name s 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 16th

day of February

A. D. 19 99

Notary Public