

Value \$21,000

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Randall H. Coggans a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Charles D. Rogers and Dana W. Rogers (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor 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:

Lot 18, according to the Survey of Twin Oaks as recorded in Map Book 22, Page 108 in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of the Grantor or his spouse.

 dollars of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, _____, has hereunto set his hand and seal, this the 20th day of March, 2001.

~~Randall H. Goggans~~

STATE OF ALABAMA)
COUNTY OF *Shelby*)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of March, 2001.

Notary Public

My Commission Expires: 4-30-04

Inst. # 2001-10257

03/21/2001-10257
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MB 32.00