

This instrument was prepared by:
Alan W. Garner
Alan W. Garner, P.C.
3825 Lorna Road, Suite 228
Birmingham, AL 35244

Send Tax Notice To:
James Richard Rogers
205 Delane Drive
Trussville, Alabama 35173

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of Sixty three thousand and 00/100-----(\$63,000.00) Dollars to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **JENNIFER GUY and husband, WALTER ROBERT AMMON** (herein referred to as GRANTOR(S)) do grant, bargain, sell and convey unto **JAMES RICHARD ROGERS, LORRAINE B. ROGERS, MORRIS BECKER AND VIRGINIA C. BECKER**, (herein referred to as GRANTEE(S)) AS TENANTS IN COMMON, the following described real estate situated in SHELBY County, Alabama, to-wit:

All that part of the NE ¼ of the NE ¼ of Section 7, Township 21, Range 2 East of the Huntsville Meridian Shelby County, Alabama, more particularly described as follows:

Beginning at a point which is North 395.21 feet and East 290.83 feet from the SW corner of the NE ¼ of the NE ¼ of Section 7; thence from the true point of beginning North 78° 12' East 189.25 feet to the 397' contour line; thence along said contour line South 06°33' East 71.36 feet; thence continue along said contour line South 07°18' East 29.03 feet; thence leaving said contour line South 78°12' West 185.00 feet; thence North 11°48' West 100.00 feet to the point of beginning and in Tract 3-A. Situated in Shelby County, Alabama

PARCEL ID#19-3-07-1-001-010

Jennifer Guy is one and the same person as Jennifer Goodwyn and Jennifer L. Guy.

SUBJECT TO:

1. \$57,760.70 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.
1. Taxes for the year 2002 and subsequent years, which are not yet due and payable.
2. Recorded and unrecorded easements, restrictions, rights of ways, overlaps and encroachments, if any affecting the property.

A. Garner

TO HAVE AND TO HOLD to the said GRANTEES as Tenants in Common.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2
day of April, 2002.

Jennifer Guy
Jennifer Guy

Walter Robert Ammon
Walter Robert Ammon

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER GUY AND WALTER ROBERT AMMON, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April,
2002.

Alan Gunn
Notary Public

My commission expires: 03/04/2006