

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

Send tax notice to: Kevin Rogers Megan C. Rogers

Shelby Cnty Judge of Probate, AL 06/06/2006 11:04:24AM FILED/CERT

Pelham, AL 35124 507 Warranty Deed BK 1999, Pg. 31103

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

136 Sugar Drive

That in consideration of One hundred fifteen thousand and 00/100 (\$115,000.00) Dollars [the entire amount of which is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kathleen L. Conaway nka Kathleen L. Clements and husband, Percy W. Clements (herein referred to as grantors) do grant, bargain, sell and convey unto Kevin Rogers and Megan C. Rogers (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 19, according to the Amended Map of Sugar Oaks, recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

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IN WITNESS WHEREOF, I/we have hereur	nto set my/our hand(s) and seal(s), this May 30, 2006.
WITNESS:	Stall J. Chaulay nko
(SEAL)	Sald aucts (SEAL)
	/ Kathleen L. Conaway nka Kathleen L. Clements
(SEAL)	Percy W. Clements (SEAL)
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STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen L. Conaway nka Kathleen L. Clements and husband, Percy W. Clements, 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 on May 30', 2006.

My commission expires:

Richard Greene