

SEND TAX NOTICE TO:

Mrs. Carrie E. Dodd Hamer
116 Wild Flower Trail
Alabaster, Alabama 35007

Inst # 1997-37546

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FIVE THOUSAND AND NO/100.....(\$105,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **LINDA M. COX, An Unmarried Woman** (herein referred to as grantor), do grant, bargain, sell and convey unto **CARRIE E. DODD HAMER and RITCHIE H. DODD** (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 22, according to the Amended Map and Survey of The Meadows, Plat 1, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1998 and subsequent years, not yet due and payable.
2. Restrictions appearing of record in Inst. # 1994-33102.
3. 20 foot building line from Wild Flower Trail; 10 foot easement along the Westerly lot line; 15 foot easement along the Easterly lot line, all as shown on recorded map.

\$104,652.00 of the purchase price received above was paid from a first purchase money mortgage loan 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 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.

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11/18/1997-37546
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCJ 11.50

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 13th day of November, 1997.

Linda M. Cox by Vicki Meredith
as Attorney-in-Fact (Seal)
LINDA M. COX by VICKI MEREDITH,
AS ATTORNEY-IN-FACT

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda M. Cox, An Unmarried Woman, by Vicki Meredith, As her Attorney-In-Fact,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her aforesaid capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 1997.

[Signature]

Notary Public

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