

**(RECORDING INFORMATION ONLY ABOVE THIS LINE)**

This Instrument was  
prepared by:

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Attorneys at Law  
5 Riverchase Ridge, Suite 100  
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SEND TAX NOTICE TO:

ROBERT J. MOELLER  
1339 8TH STREET  
ALABASTER, AL 35007

Inst # 2000-11181

STATE OF ALABAMA)

COUNTY OF SHELBY)

04/05/2000-11181  
12:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 121.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DANIEL HODGE and JULIE HODGE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT J. MOELLER, A MARRIED MAN and TERESA O. STAHL, A MARRIED PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF HAMLET 5<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 35 FOOT BUILDING LINE ON FRONT SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 7.5 FOOT EASEMENT ON REAR AND WEST SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN SHELBY REAL VOLUME 31, PAGE 509 AND SHELBY DEED 271, PAGE 732.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY DEED 134, PAGE 209 AND SHELBY DEED 220, PAGE 329.
6. EASEMENT TO PLANTATION PIPE AS RECORDED IN SHELBY DEED 112, PAGE 322 AND MISC. BOOK 34, PAGE 51.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN SHELBY DEED 39, PAGE 178.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DANIEL HODGE and JULIE HODGE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 2000.

  
DANIEL HODGE

  
JULIE HODGE

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANIEL HODGE and JULIE HODGE, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of March, 2000.

  
Notary Public

My commission expires: 7/4/02

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