

SEND TAX NOTICE TO:  
Walter Craig Dodson  
2531 Dalton Drive  
Pelham, Alabama 35124

This instrument was prepared by

(Name) Dale Corley  
2100 Sixteenth Avenue South  
(Address) Birmingham, Alabama 35205 761

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Twenty-One Thousand Two Hundred and no/ 100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Anthony W. Bell and wife, Joyce K. Bell  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Walter Craig Dodson and wife, Caprice Lynn Dodson  
(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 201, according to the Survey of Chandalar South Fifth Sector, as recorded in Map Book 6, Page 146, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to MortgageAmerica, Inc., recorded in Real Volume 80, Page 741, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$ 10,200.00 of the purchase price recited above was paid from a mortgage to an closed simultaneously herewith.

BOOK 183 PAGE 801

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, 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd day of April, 1988.

WITNESS:  
Anthony W. Bell (Seal)  
Joyce K. Bell (Seal)  
Shirley P. Galloway (Seal)  
John W. Jones (Seal)  
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED AT 10 PH 1: 05  
JUDGE OF PROBATE  
General Acknowledgment

1. Deed Tax \$ 11.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 14.50

STATE OF ALABAMA Louisiana Parish  
East Baton Rouge COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony W. Bell and wife, Joyce K. Bell whose name is 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 this 22nd day of April, A. D., 1988

NOTARIES PUBLIC  
Form 31-A SCHWEGMANN  
5559 SHERWOOD FOREST BLVD  
MOBILE, ALABAMA 36688

Shirley P. Galloway Notary Public  
NOTARY PUBLIC  
MY COMMISSION IS FOR LIFE