

This instrument was prepared by

(Name) William H. Halbrooke
(Address) 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice To: Kevin C. Dodge and Melissa Dodge
name
4329 Morningside Drive
address
Helena, AL 35080

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and 00/100 DOLLARS

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

Kay R. Patton Wigton and husband, Lyle Wigton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kevin C. Dodge and Melissa Dodge
(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, Block 2, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, page 173, in the Probate Office of Shelby County, Alabama.

\$69,546.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

Kay R. Patton Wigton and Kay R. Patton are one and the same person.

1. Deed Tax	\$	50
2. Mtg Tax	\$	
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	2.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	7.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAR -8 AM 8:30

JUDGE OF PROBATE

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 28 day of February, 1990

WITNESS:

(Seal)

(Seal)

(Seal)

Kay P. Patton Wigton (Seal)
Kay P. Patton Wigton (Seal)
Lyle H. Wigton (Seal)
Lyle Wigton

STATE OF ~~XXXXXX~~ FLORIDA
Broward COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kay R. Patton Wigton and Lyle Wigton whose name s are 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 28 day of February, A. D., 1990

[Signature]
Notary Public