

1495 SEND TAX NOTICE TO:

(Name) James Michael Dozier  
295 Valentine Circle  
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Archison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-Seven Thousand and no/100 DOLLARS

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

Doris Knapp, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Michael Dozier and Donna K. Dozier

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Commencing at the NW corner of the NE 1/4 of the NE 1/4 of Section 7; thence run a tie line North 88 degrees 45 minutes East 28.96 feet; thence South 11 degrees 15 minutes East 270.00 feet; thence South 79 degrees 15 minutes East 181.21 feet and North 11 degrees 15 minutes West 7.10 feet to the true point of beginning; thence from the true point of beginning North 89 degrees 09 minutes East 205.85 feet to the 397-foot contour line; thence along said contour line North 02 degrees 48 minutes West 75.00 feet; thence leaving contour line South 88 degrees 50 minutes West 216.84 feet; thence South 11 degrees 15 minutes East 75.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1990 and subsequent years.

\$27,700.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 20th

day of June, 1990.

WITNESS:

STATE OF ALA. SHELBY Co.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 JUN 20 PM 3:14  
(Seal) (Seal) (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

Doris Knapp (Seal)  
Doris Knapp (Seal)  
1. Deed Tax 9.50  
2. Mfg. Tax 2.50  
3. Int. Tax 3.28  
4. L. Tax 1.00  
5. C. Tax 1.00  
6. C. Tax 1.00  
Total 16.78

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris Knapp, A married woman 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, A. D., 1990