

This instrument prepared by:
/ ONNIE D. DICKERSON, III
Attorney-at-Law
214 Lorna Square
Birmingham, AL 35316

Send tax notice to:
William Louis Doss
1177 Merry Fox Farms Rd
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE of ALABAMA
COUNTY of SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN NO/100 (\$10.00) DOLLARS to the undersigned grantor or grantors by the GRANTEES herein, the receipt whereof is acknowledged, I, WILLIAM LOUIS DOSS, and wife, DONA POWELL DOSS, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto the said WILLIAM LOUIS DOSS and wife DONA POWELL DOSS, (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 2, Lecroy Estates, as recorded in Map Book 15, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama, being a resubdivision of a lot in Merry Fox Farms, as recorded in Map Book 11, Page 12 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) 1992 Ad Valorem taxes, and taxes for subsequent years;
(2) Restrictions, Reservations, Easements and Rights-of-Way of record, if way.

NOTE: The purpose in the execution and recording of this deed is to grant "Joint Tenants with Rights of Survivorship" as to the Grantees.

TO HAVE AND TO HOLD Unto the said grantees, with right of survivorship, his, her or their heirs and assigns forever; it being the intention of the parties of this conveyance, that (unless 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 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 hereto set my hand and seal, this 31st day of August, 1992.

Witness

Witness

STATE of ALABAMA
COUNTY of SHELBY

WILLIAM LOUIS DOSS

DONA POWELL DOSS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WILLIAM LOUIS DOSS and wife, DONA POWELL DOSS, whose names 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.

Given under my hand and official seal this 31st day of August, 1992.

Onnie D. Dickerson III
NOTARY PUBLIC

My commission expires: 4/23/96

02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD

Inst # 1992-18863