

SEND TAX NOTICE TO:

(Name) Robert M. Dod

(Address) 1205 Sequoia Trail
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC

PO BOX 360817

(Address) Birmingham, Alabama 35236-0187

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,

(\$117,900.00)

That in consideration of One Hundred Seventeen Thousand Nine Hundred and no/100ths DOLLARS

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

Barry Dean Newton and wife, Angela Mitchell Newton

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

Robert M. Dod and wife, Teresa T. Dod

(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 55, according to the Survey of Navajo Hills - Ninth Secotr, as recorded in Map Book 10, Page 84A & B in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 105,781.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

04/01/1994-10683
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.50

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 28th

day of March, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Barry Dean Newton (Seal)

Angela Mitchell Newton (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

SEE ADDITIONAL NOTARY ON BACK

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Barry Dean Newton, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, A. D., 19 94

Reggie D. Hughes
Notary Public.

4-9-95

Inst # 1994-10683

State of Alabama)
County of Shelby)

I, Courtney H. Mason, Jr., a Notary Public in and for said County in said State, hereby certify that Angela Mitchell Newton, 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 of same bears date.

GIVEN UNDER MY HAND THIS 30TH DAY OF MARCH, 1994.

My Commission Expires:

3/5/95


Notary Public

Inst # 1994-10683

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04/01/1994-10683
12:30 PM CERTIFIED
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