

96101052

SEND TAX NOTICE TO:

(Name) John Campbell

(Address) 918 Burnt Pine Drive  
Maylene, AL 35114

Inst # 1996-37365

This instrument prepared by:  
Melissa Kessler Smith  
2700 Hwy 280, Suite 60  
Birmingham, AL 35223

**Warranty Deed**  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100-----  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Robert W. Dodson and Mary C. Reddington Dodson, Husband and Wife

herein referred to as grantors) do grant, bargain, sell and convey unto John Campbell, Jr. and Catherine Campbell

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 10, according to the map of Eagle Wood Estates - Third Sector, as recorded  
in Map Book 7 page 92, in the Office of the Judge of Probate of Shelby County,  
Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

11/12/1996-37365  
09:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 53.00

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  
(in) 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  
herein; 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/I have set our/my hand(s) and seal(s), this 29th day of October, 1996  
signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Robert W. Dodson (Seal)  
Mary C. Reddington Dodson (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned  
Robert W. Dodson and Mary C. Reddington Dodson, a Notary Public in and for said County, in said State, hereby certify that  
the name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
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 29th day of October, A.D., 19 96

Melissa Kessler Smith  
Notary Public

My Commission Expires: September 15, 1997