

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JENNIFER A. DODD
100 PEBBLE DRIVE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTEEN THOUSAND NINE HUNDRED and 00/100 (\$115,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ALBERT O. MCGILL, JR. and MELANIE P. MCGILL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JENNIFER A. DODD and WILLIAM M. DODD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, ACCORDING TO THE MAP OF SHALIMAR POINT, AS RECORDED IN MAP BOOK 14 PAGE 105 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 30 feet reserved from Pebble Drive and Pebble Lane as shown by plat.
3. Easement(s) as shown by recorded plat, including 10 feet along the Northerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 321 page 878 in Probate Office.
5. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 337 page 241 in Probate Office.
6. Easement(s) to Southern Natural Gas Co. as shown by instrument recorded in Deed Book 90 page 333 and Deed Book 90 page 445 in Probate Office.
7. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 337 page 706 in Probate Office.
8. A 10 foot Easement for sewerline purposes as reserved in deeds recorded in Deed Book 355 pages 635, 636, 640 and 627 in Probate Office.

\$110,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

06/03/1997-17173
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 17.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ALBERT O. MCGILL, JR. and MELANIE P. MCGILL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of May, 1997.

Albert O. McGill, Jr., Melanie P. McGill, attorney-in-fact
ALBERT O. MCGILL, JR., ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, MELANIE P. MCGILL

Melanie P. McGill
MELANIE P. MCGILL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MELANIE P. MCGILL, whose name as Attorney in Fact for ALBERT O. MCGILL, JR., is signed to the foregoing conveyance, and who is known to me, acknowledged before me that this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 23rd day of May, 1997.

Robert S. Paul
Notary Public

My commission expires: 7/16/98

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MELANIE P. MCGILL, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of May, 1997.

Robert S. Paul
Notary Public

My commission expires: 7/16/98

Inst # 1997-17173

06/03/1997-17173
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 17.00