

SEND TAX NOTICE TO:

This instrument prepared by:  
Patrick F. Smith  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

(Name) Steven G. Dickson  
(Address) 4400 Club Circle  
Birmingham, Alabama 35242

### 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 \$ TWO HUNDRED TWENTY SEVEN THOUSAND AND NO/100-----  
----- DOLLARS (\$227,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Jeffery L. Ross and Dianne S. Ross, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto Steven G. Dickson and Shirley F. Dickson

(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 85, according to the Map of Eagle Point, First Sector, Phase I, as  
recorded in Map Book 14, page 114, in the Probate Office of Shelby County,  
Alabama.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1997-42085

12/30/1997-42085  
09:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MED 75.50

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/I have set our/my hand(s) and seal(s), this 29th day of December, 1997.  
Signed, sealed and delivered in the presence of:

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

Jeffery L. Ross (Seal)  
Dianne S. Ross (Seal)  
Shirley F. Dickson (Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

I, Melissa Kessler Smith, a Notary Public in and for said County, in said State, hereby certify that  
Jeffery L. Ross and Dianne S. Ross  
whose name(s) 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  
on the day the same bears date.

Given under my hand and official seal this 29th day of December, A.D. 1997

Melissa Kessler Smith  
Melissa Kessler Smith Notary Public

My Commission Expires: November 14, 2001