

This instrument was prepared by

Send Tax Notice To: Melissa P. Dodge(Name) David F. Ovaon

name

address

(Address) 728 Shades Creek Parkway, Suite 1201590 Cahaba River Parkway
Hoover, AL 35244Birmingham, Alabama 35209**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Five Thousand One Hundred Twenty Five and No/100 Dollars
(\$45,125.00)

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

Glenn Couch and wife Susan Couch(herein referred to as grantors) do grant, bargain, sell and convey unto Kevin C. Dodge and wife Melissa P. Dodge

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

ShelbyCounty, Alabama to-wit:

Lot 45, according to the Survey of High Hampton, Sector 2, as recorded in Map Book 22 page 7 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Building set back line of 35 feet reserved from Hampton Lake Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument No. 1996-41127.
4. Agreement and grant of easement set out as Instrument No. 1994-6147 with easement designation as Instrument No. 1994-13983.
5. Less except any portion of subject property lying within High Hampton Lake.
6. Rights of riparian owners in and to the use of lake.
7. Restrictions, limitations and conditions as set out in Map Book 22, Page 7.

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 8th day of January, 19 99.

(Seal)_____
(Seal)_____
(Seal)

Glenn Couch (Seal)
Susan Couch (Seal)

Susan Couch

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovaon, a Notary Public in and for said County, in said State, hereby certify that Glenn Couch and wife Susan Couch 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 8th day of January, A.D., 19 99

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUG. 27, 2000
BONDED THIRD NOTARY PUBLIC UNDERLETTERS

Notary Public

01/12/1999-01539
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE
JAN 12 1999

Inst # 1999-01539