

SEND TAX NOTICE TO:
BRIAN A. DODD
541 TALON COURT
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$184,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **DONALD T. EMILIAN, JR and JAN B. EMILIAN, husband and wife**, (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **BRIAN ALAN DODD, an unmarried man**, (herein referred to as GRANTEE(S)), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

LOT 257, ACCORDING TO THE RE-SURVEY OF LOT 257, EAGLE POINT - 2ND SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$174800.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided, that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7th day of April, 2000.

WITNESS:

Donald T. Emilian, Jr.
DONALD T. EMILIAN, JR

Jan B. Emilian (L.S.)
JAN B. EMILIAN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DONALD T. EMILIAN, JR and JAN B. EMILIAN, 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 official seal this 7th day of April, 2000

Stewart
Notary Public

My commission expires: 1-3-04

Prepared by:

STEWART & ASSOCIATES, P.C.

3505 GRANDVIEW PARKWAY, SUITE 300

BIRMINGHAM, AL 35243

2000-11964

04/11/2000-11964
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE & NOTARY
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