st # 2000-23344

SEND TAX NOTICE TO: Phillip H. Hodges and Mary F. Hodges 1856 Eighth Avenue Calera, Alabama 35040

This instrument was prepared by
Frank Steele Jones
Sexton, Cullen & Jones, P.C.
3021 Lorna Road, Suite 310
Birmingham, Alabama 35216

WARRANTY DEED

That in consideration of	Fifteen Thousand Dollars and No Cents Dollars (\$15,000.00), and other good and valuable
JEFFERSON COUNTY)	
STATE OF ALABAMA)	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Dollars and No Cents Dollars (\$15,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Evelyn considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Evelyn Fowler, an unmarried woman (herein referred to as the "Grantors", whether one or more), grant, bargain, sell and convey unto Phillip H. Hodges, and wife Mary F. Hodges (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9,10,11 and 12, Block 54, according to the Re-Survey of Russell R. Hetz property, as recorded in Map Book 3, page 119, in the Probate Office of Shelby County, Alabama;

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2000, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

All of the above mentioned purchase price was paid for from mortgage loans which were closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint owners with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 23rd day of June, 2000.

		Evelyn Fowler	(Seal)
. :			(Seal)
STATE OF ALABAMA)	General Acknowledgment	
SHELBY COUNTY	ý		•

I, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Evelyn Fowler, an unmarried woman, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2000.

Notary Public

My Commission Expires: 3/14/03

ATTY FILE NO#: 00-1683-198 LOAN NO#:

07/12/2000-23344 09:39 AM CERTIFIED SHELBY COUNTY JUNCE OF PROBATE 001 NRS 9.50