

Parcel I.D. #: 58-28-5-21-4-000-023

Send Tax Notice To: Dr. Brandon Boggan  
1135 Hueytown Road  
Hueytown, AL 35023

Inst # 2001-22980

## WARRANTY DEED JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY     )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Ninetey Thousand Dollars and 00/100 (\$190,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that **MICHAEL E. FORD, a divorced man**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **ORTHODONTICS SOUTH, P.C., a duly authorized Alabama Corporation**, hereinafter called the "BUYERS," for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

*Lots 1, 2, 3, of Block 270, according to J.H. Dunstan's Map of the Town of Calera, Alabama, being situated in Shelby County, Alabama.*


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

The legal description set out herein was furnished to preparer by the SELLERS herein and this deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., policy number SS-01-8738, but without the benefit of a survey.

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, for and during their joint lives and upon the death of either of then, them the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 31 day of May, 2001, at Shelby County, Alabama.

  
**MICHAEL E. FORD**  
SELLER

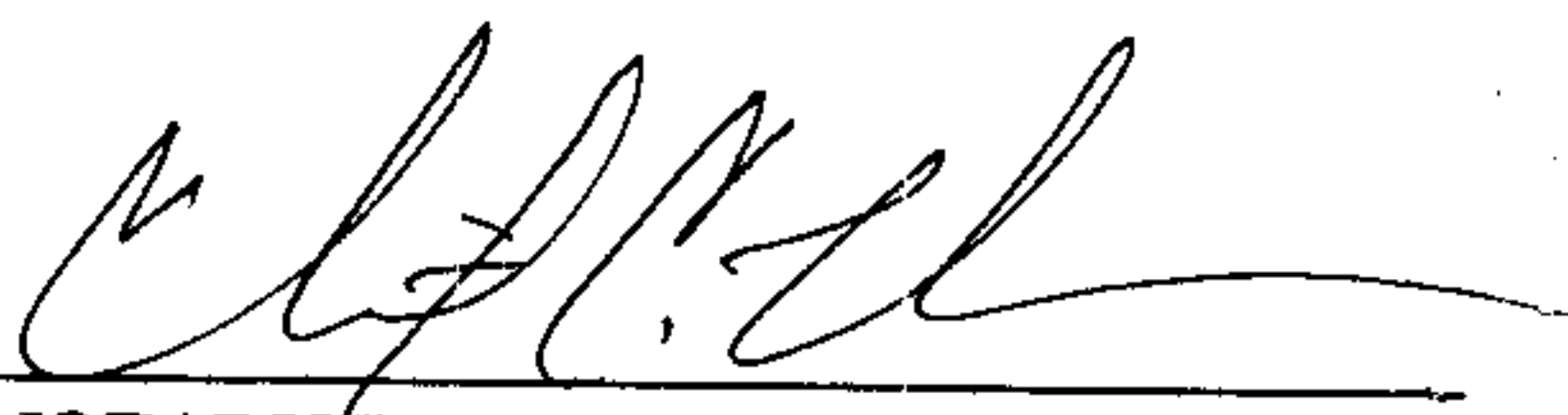
06/06/2001-22980  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 15.00

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that *Michael E. Ford, Seller*, whose name is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

31 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the  
day of may, 2001.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 24 JAN, 2004

THIS INSTRUMENT PREPARED BY:

✓ Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, Alabama 35040

Inst # 2001-22980

106/06/2001-22980  
10:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 15.00