

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
  
R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244  
  
STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

SEND TAX NOTICE TO:  
  
JOHN IRA DOGGETTE, JR.  
818 WATERFORD CIRCLE  
CALERA, AL. 35040

Inst # 2001-36000  
  
08/22/2001-36000  
02:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 21.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
  
**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED and 00/100 (\$131,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MUNGER BLALOCK & COMPANY, INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN IRA DOGGETTE, JR., AND JENNIFER L. DOGGETTE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 383, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR I, AS RECORDED IN MAP BOOK 27, PAGE 137, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT NOT ET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2000-12818 AND AMENDED BY INSTRUMENT #2000-12819.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN INSTRUMENT #1995-1640 AND BOOK 345, PAGE 744.
4. TERMS AND CONDITIONS AS SET OUT IN INSTRUMENT #1995-1640 AND BOOK 345, PAGE 744.
5. 8 FOOT UTILITY EASEMENT ALONG FRONT LINE, AS SHOWN ON RECORDED PLAT.

\$124,925.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MUNGER BLALOCK & COMPANY, INC., have hereunto set his, her or their signature(s) and seal(s), this the 17th day of August, 2001.

MUNGER BLALOCK & COMPANY, INC.


BY:   
TIMOTHY J. MUNGER  
ITS: PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MUNGER BLALOCK & COMPANY, INC., whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17th day of August, 2001.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/11/02

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