

This instrument was prepared by
(Name) Massey & Stotser, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: Matthew R. Dover
name
1113 Wyndham Lane
address
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THREE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$93,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jennifer Blankenship, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto Matthew R. Dover and wife, Karen H. Dover

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:
Lot 255, according to the Survey of Wyndham, Wilkerson Sector, Phase 5 and a
Resurvey of Wyndham, Wilkerson Sector, Phase III, recorded in Map Book 24,
Page 128, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 2001 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$92,055.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 2001-38319
09/06/2001-38319
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 12.50

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, I have hereunto set my hand(s) and seal(s), this 30th
day of August, 2001.

_____(Seal) Jennifer Blankenship _____(Seal)
_____(Seal) Debbie Blankenship, Attorney-in-fact _____(Seal)
_____(Seal) X Jennifer Blankenship by Debbie Blankenship _____(Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jennifer Blankenship, an unmarried woman, by Debbie
Blankenship, her attorney-in-fact by power of attorney whose name 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, in her
capacity as such attorney-in-fact and with full authority executed the same
voluntarily on the day the same bears date.

Dated this the 30th day of August, 2001.

9/13/03

Notary Public

