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12.00

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Thomas R. Brogden
Bobbie H. Brogden
517 Meadow Ridge Circle
Birmingham, AL 35242

SOT Deed Bk 1998 pg 38672
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bobbie H. Dobbs nka Bobbie H. Brogden and husband, Thomas R. Brogden (herein referred to as grantors) do grant, bargain, sell and convey unto Bobbie H. Brogden and Thomas R. Brogden (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 17, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama.

The purpose of this Warranty Deed is to correct the name of grantor Bobbie H. Dobbs to Bobbie H. Brogden, and to create a survivorship deed.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this February 28, 2003.

WITNESS:

_____(SEAL)

_____(SEAL)

Bobbie H. Dobbs nka
Bobbie H. Brogden (SEAL)
Bobbie H. Dobbs nka
Bobbie H. Brogden
Thomas R. Brogden (SEAL)
Thomas R. Brogden

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobbie H. Dobbs nka Bobbie H. Brogden and husband, Thomas R. Brogden, 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 and official seal on February 28, 2003.

Judy P. Archer
NOTARY PUBLIC

My commission expires: 9-11-06