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Shelby Cnty Judge of Probate, AL
06/06/2003 09:03:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
Dana Elise Olive Hodges
2732 Bridlewood Parc Road
Helena, Alabama 35080

This Instrument was prepared by:
C. Stephen Trimmier
Trimmier Law Firm
2737 Highland Avenue
Birmingham, Alabama 35206

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Three Thousand Four Hundred Fifty & no cents (\$303,450.00)**, to the undersigned grantor, **Premiere Homes, Inc. a corporation**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Dana Elise Olive Hodges and husband, Morris O. Hodges, Jr.**, (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 401, according to the Survey of the Final Plat Riverwoods Fourth Sector, Phase I, as recorded in Map Book 30, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 2003 and thereafter; restrictions, easements and rights of way of record.

\$288,250.00 of the purchase price recited above was obtained from a mortgage loan 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **Premiere Homes, Inc.**, by its **President**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of May, 2003.

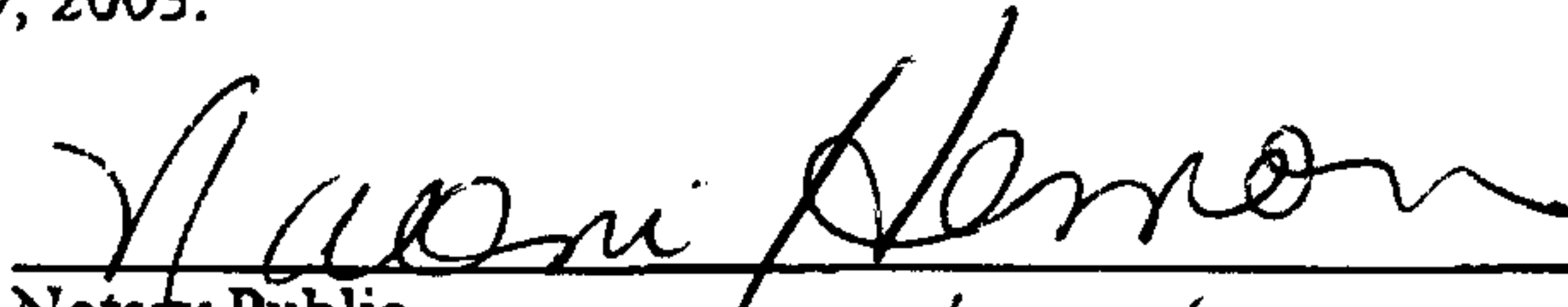
Premiere Homes, Inc.

By: 
its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jim Mason**, whose name as **President**, of **Premiere Homes, Inc., a corporation**, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of May, 2003.


Notary Public
My commission expires: **5/25/07**