

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of THREE HUNDRED FIFTEEN THOUSAND DOLLARS and 00/100----- (\$315,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, MICHAEL S. DODD AND DEIDRE C. DODD, HUSBAND AND WIFE, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto MADELINE A. ROSS, herein referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOTS 10-A, ACCORDING TO A RESURVEY OF LOTS 1, 9, 10 AND 12-17, OF THE HIGHLANDS AT RIVERCHASE, SAID RESURVEY RECORDED IN MAP BOOK 23, PAGE 51, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

\$283,450.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST AND SECOND PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2003, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this ___ day of June, 2003.

Michael S. Dodd
MICHAEL S. DODD

Deidre C. Dodd
DEIDRE C. DODD

BY: Deidre C. Dodd
DEIDRE C. DODD
ATTORNEY IN FACT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DEIDRE C. DODD, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR MICHAEL S. DODD whose names 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, he/she/they in his capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 16 day of June, 2003.

My Commission Exp:
CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

Christopher P. Moseley
Notary Public

THIS INSTRUMENT PREPARED BY:
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
MADELINE A. ROSS
1925 LEMON MINT DRIVE
BIRMINGHAM, ALABAMA 35244