

This instrument was prepared by:

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

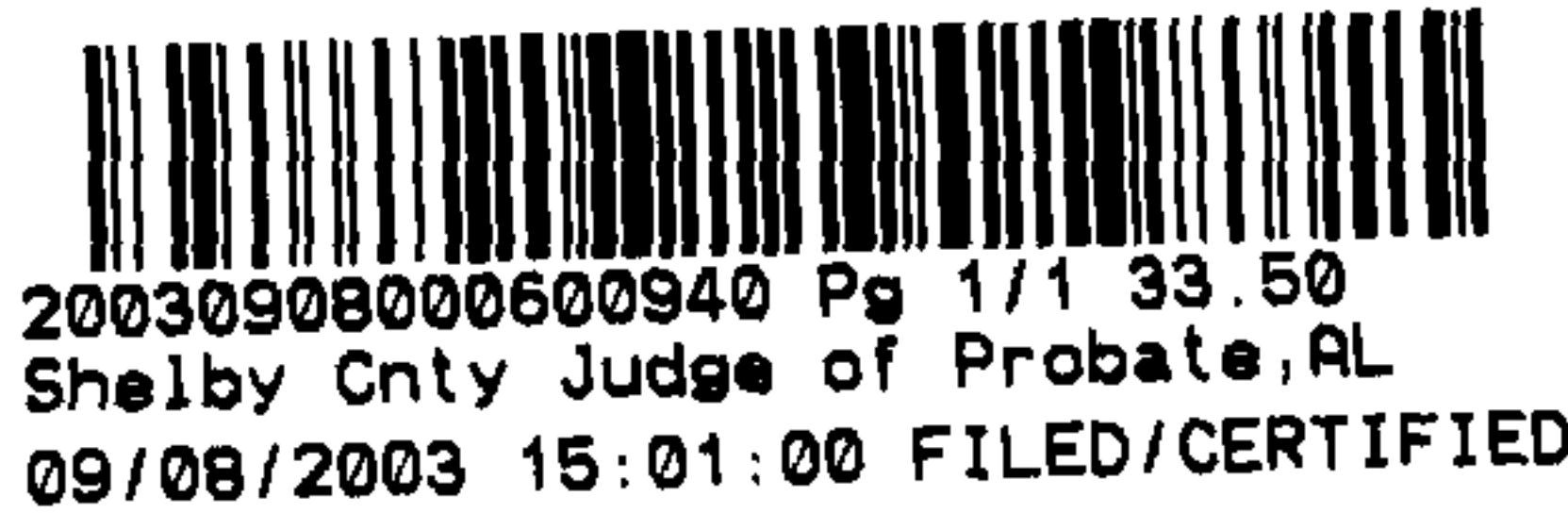
STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Two Thousand Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David P. Downs, a single man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald M. Dodson and wife, Vonciel L. Dodson  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in



Shelby County, Alabama to-wit:

Commence at the intersection of the centerline of the L & N Railroad and the Southern Railroad main line in the Town of Calera, Alabama; thence run South along the centerline of the L & N Railroad main line track a distance of 320.10 feet; thence turn an angle of 90 degrees 38 minutes to the right and run West a distance of 150.85 feet to the Northeast corner of the Grantees lot being the point of beginning of the lot herein conveyed; thence turn an angle of 89 degrees 43 minutes to the left and run South a distance of 150 feet to the South line of the North half of Block 6 of Dunstan's Map of the Town of Calera, Alabama; thence turn an angle of 89 degrees 43 minutes to the left and run East a distance of 24.5 feet; thence turn an angle of 90 degrees 17 minutes to the left and run North 150 feet to the North line of said Block 6; thence turn an angle of 90 derees 17 minutes to the left and run West along the North line of said Block 6, a distance of 24.5 feet to the point of beginning. Also known as a part of lots 466 and 467, according to Dare's Map of Calera, Alabama; being situated in Shelby County, Alabama.

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

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of August, 2003.

WITNESS:

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David P. Downs 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August A.D., 20 03