

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
(Name) Ronald M. Dodson  
231 Hwy 42  
(Address) Calera, Alabama 35040

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**

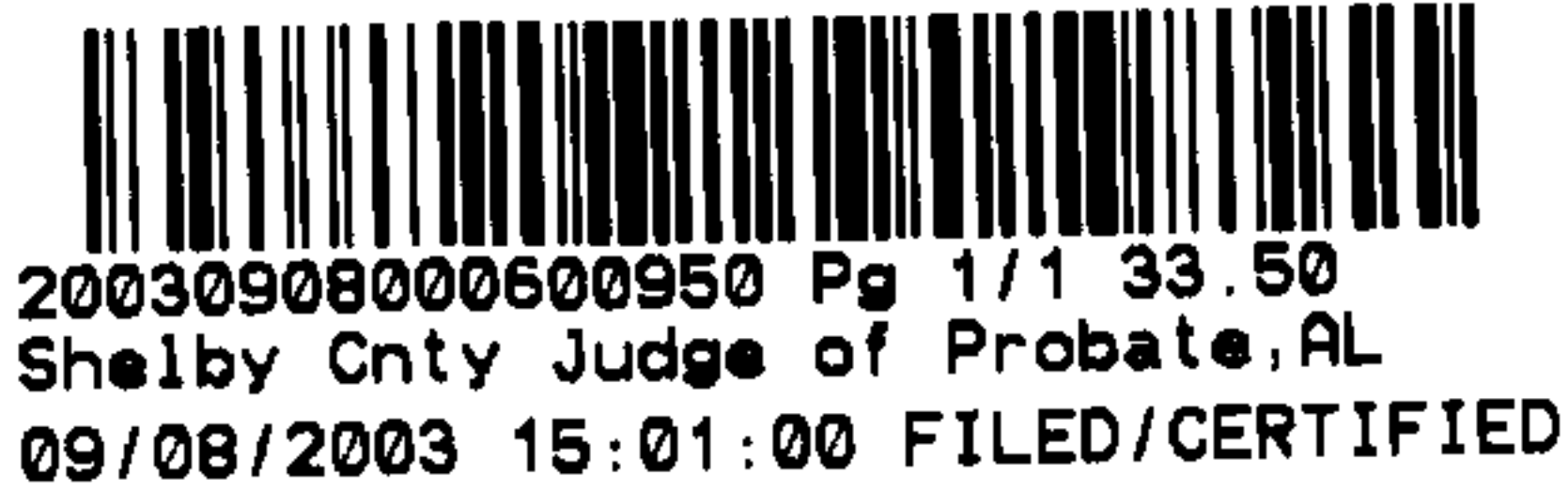
**STATE OF ALABAMA**  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

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; Paul R. Roberts, a married 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:

The East 28 feet of uniform width off the East side of Lot 15, Block 6, according to J. H. Dunstan's map of the Town of Calera, Alabama, EXCEPT, therefrom the East four (4) feet of uniform width; situated in Calera, Shelby County, Alabama.

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

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, PAUL R. ROBERTS, OF OF HIS RESPECTIVE SPOUSE.

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, WE have hereunto set OUR hand(s) and seal(s), this 8th day of AUGUST, 2003.

WITNESS:

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

David P. Downs (Seal)  
Paul R. Roberts (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 and Paul R. Roberts 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 they 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

Dodson

MY COMMISSION EXPIRES  
9/21/03

Melinda M. Gibson  
Notary Public.