

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred, Sixty Five Thousand and no/100's Dollars (\$265,000.00) and other good and valuable consideration to the undersigned grantors, CHARLES E. DOWD, JR. and wife, CAROL DOWD, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto ROGER REUSE and MEREDITH REUSE as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 23-AB, according to the Resurvey of Lot 20 of Heatherwood 2nd Sector and also resurvey of Lots 21-A and 23-A of a resurvey of Lots 22, 23, 24 25, 26 and 27 Heatherwood 2nd Sector as recorded in Map Book 9 Page 55, in the Probate Office of Shelby County, Alabama.


\$251,750.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 WHEREOF, we have hereunto set our hands and seals, this the 26th day of April, 2004.

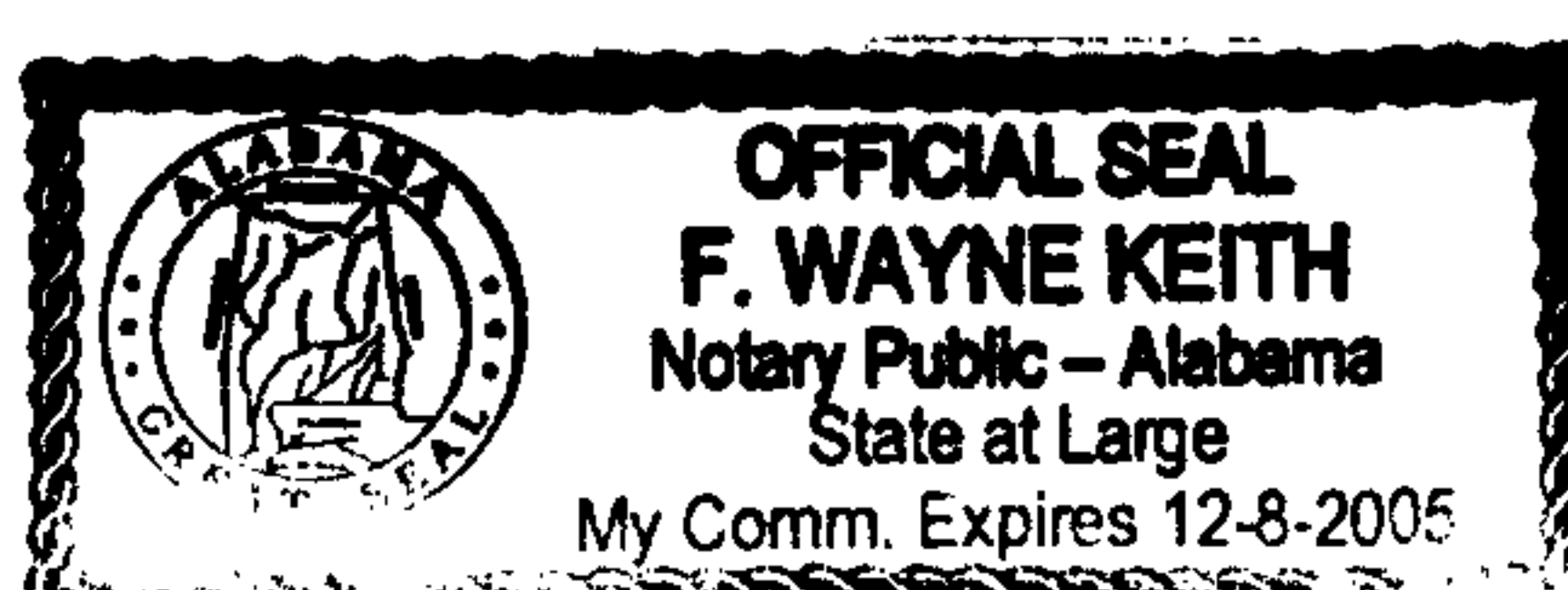

CHARLES E. DOWD, JR.

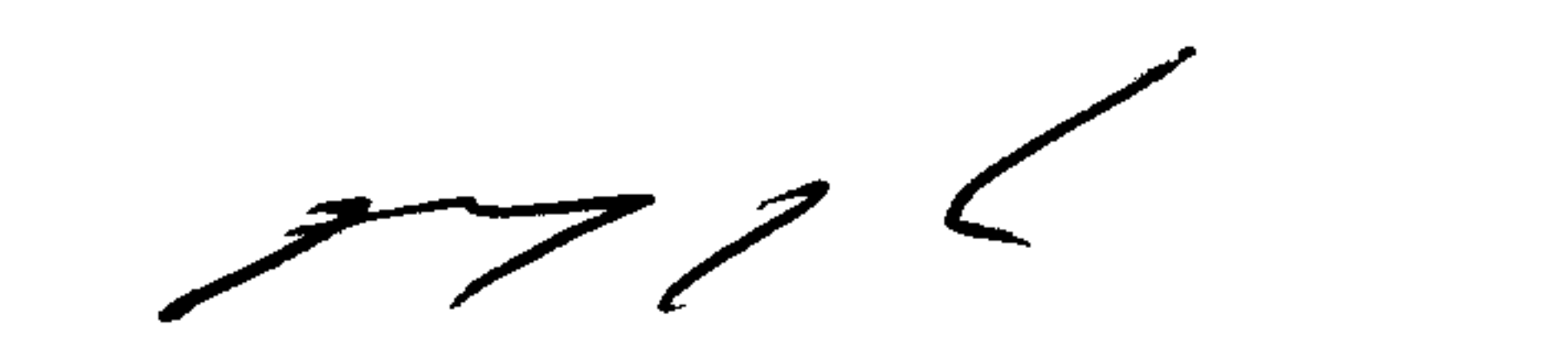

CAROL DOWD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles E. Dowd, Jr. and Carol Dowd, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 26th day of April, 2004.




Notary Public

This instrument was prepared by:
F. Wayne Keith
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Roger Reuse
152 Oakmont Road
Birmingham, Alabama 35244