

*** * WARRANTY DEED * ***
Joint Tenants with
Rights of Survivorship

20041202000659830 Pg 1/2 24.00
 Shelby Cnty Judge of Probate, AL
 12/02/2004 10:37:00 FILED/CERTIFIED

This Instrument Prepared by:
 D. LEE HODGES, ATTORNEY
 715 FRANK NELSON BUILDING
 BIRMINGHAM, AL 35203
 Phone 205.251.6306

Value
 \$10,000.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

*** * TITLE NOT EXAMINED * ***

\$500.00
 VJH


KNOW ALL MEN BY THE PRESENTS, That, for and in consideration of the payment of the sum of TEN AND NO/00 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION which was in hand paid to the undersigned, JAMES W. HODGES, JR., (Hereinafter referred to as the "GRANTOR"), the receipt whereof is hereby acknowledged, the undersigned, JAMES W. HODGES, JR., hereby grants, bargains, sells and conveys to **JAMES W. HODGES, JR and DEAN LEE HODGES** (Hereinafter referred to as "GRANTEES"), all of his right, title, interest and claim in or to the following below described real estate which is situated in Jefferson County, Alabama, to-wit:

Unit 116 in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama and amended by Misc. Book 13, page 2; Map Book 13, page 4; Misc. Book 13, page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto said GRANTEE(S) as *joint tenants with right of survivorship*, his/her/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 our heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I/We am/are lawfully seized in fee simple of said premises; that the premises 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

Given under my/our hand(s) and seal(s), this 30th day of August, 20 04.

 (SEAL)
 JAMES W. HODGES, JR.

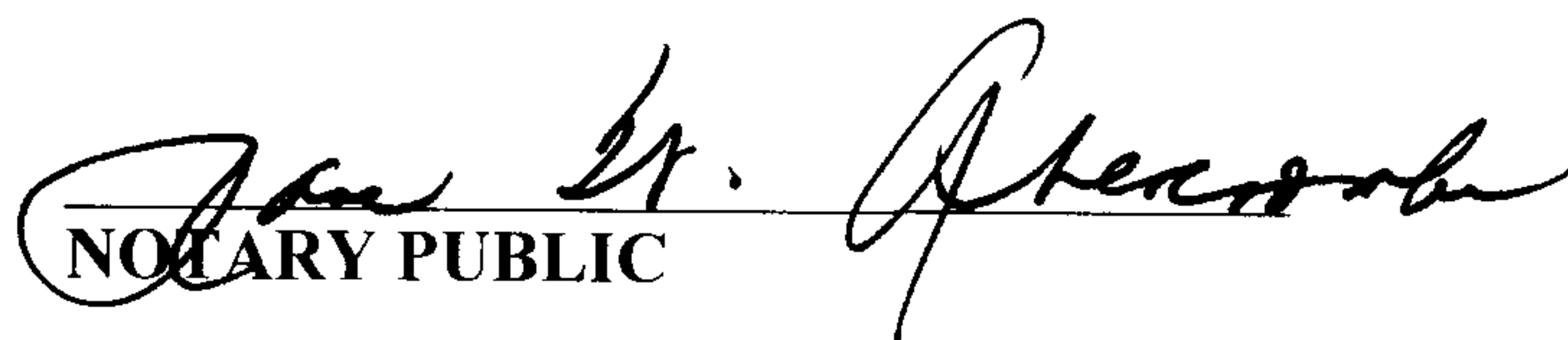
Morris Princiotta JR.

STATE OF ALABAMA)

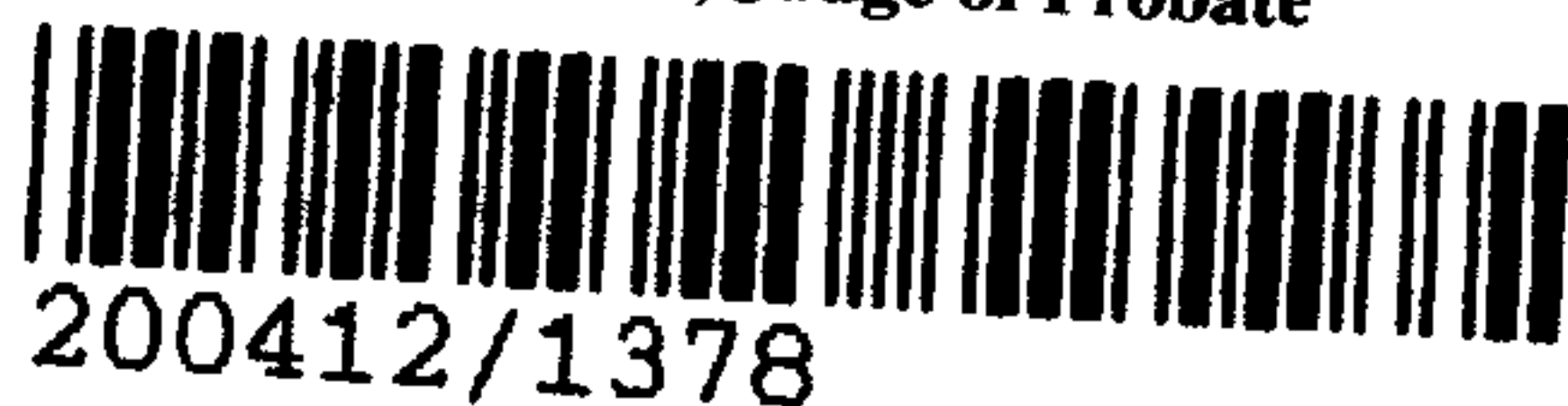
JEFFERSON COUNTY)

I, the undersigned authority, a **Notary Public**, in and for said State and County, hereby certify that JAMES W. HODGES, JR., whose name(s) is/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 this conveyance, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and official seal this 30th day of August, 20 04.


NOTARY PUBLIC

State of Alabama - Jefferson County
I certify this instrument filed on:
2004 AUG 31 02:07:27:47PM
Recorded and \$
and \$.50 Deed Tax and Fee Amt.
\$ 7.00 Total \$ 7.50
MICHAEL F. BOLIN, Judge of Probate



200412/1378