THIS INSTRUMENT PREPARED BY:

/ BOARDMAN, CARR, WEED & HUTCHESON, P.C.

400 BOARDMAN DRIVE

CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS: Charles L. Dodd 588 Highway 340 Alabaster, Alabama 35007

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Five Thousand and 00/100 (\$95,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Roger Massey, a married man and Charles Ray Ellis, a single man, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Charles L. Dodd and wife, Virginia L. Dodd, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 2-A, according to the Resurvey of Lots 2 & 3, Ozley Place, as recorded in Map Book 34 page 39 in the Office of the Judge of Probate of Shelby County, Alabama.

Together with a 1996 Palm Harbor Manufactured Home ID #PH147914A and PH147914B.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$80,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property does not constitute the homestead of the Grantors herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 16th day of March, 2005.

Roger Massey

Charles Ray Ellis

Shelby County: AL 03/17/2005 State of Alabama

Deed Tax: \$14.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Roger Massey, a married man, and Charles Ray Ellis, a single man, 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITHESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2005.

NOTARY HUBLIC

My Commission Expires:

20050317000120740 1/1 \$25.50 Shelby Cnty Judge of Probate, AL 03/17/2005 12:47:24PM FILED/CERT