

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124


SEND TAX NOTICE TO:
Robert Hotze

144 Highway 19
Montevallo, Alabama 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA)

Shelby COUNTY)


20090814000313180 1/1 \$31.00
Shelby Cnty Judge of Probate, AL
08/14/2009 09:56:41 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety Five Thousand dollars and Zero cents (\$95,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Christopher D. Dodd, an unmarried man and Misty L. Dodd, an unmarried woman**, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Robert Hotze** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

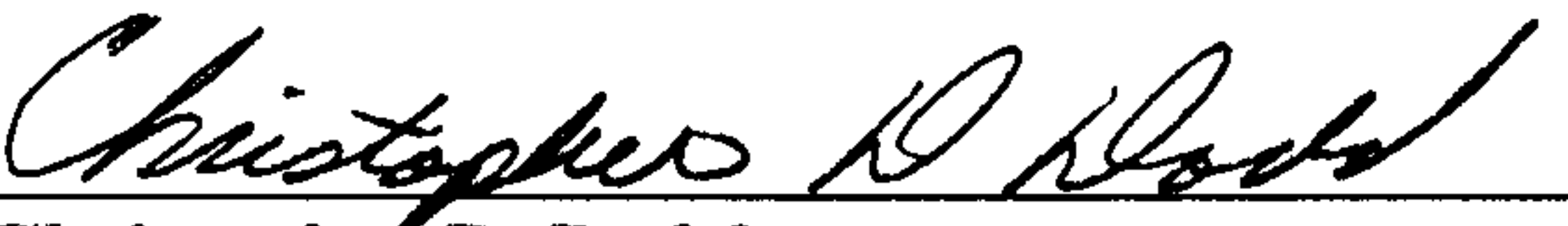
Commence at the Northwest corner of Section 7, Township 24 North, Range 13 East and run South along the West line of said section 583 feet; thence turn at an azimuth of 119 ° 06’ and in a Southeasterly direction 143.45 feet to a point on the East line of County Road No. 19, to the point of beginning of the lot herein described; thence at an azimuth of 174° 18’ and run South along the East right of way line of said county road 300 feet; thence run East and parallel with the North line of said Section 7, 200 feet; thence run in a Northwesterly direction and parallel with the East line of said county road to point 200 feet due East from the point of beginning; thence run West 200 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

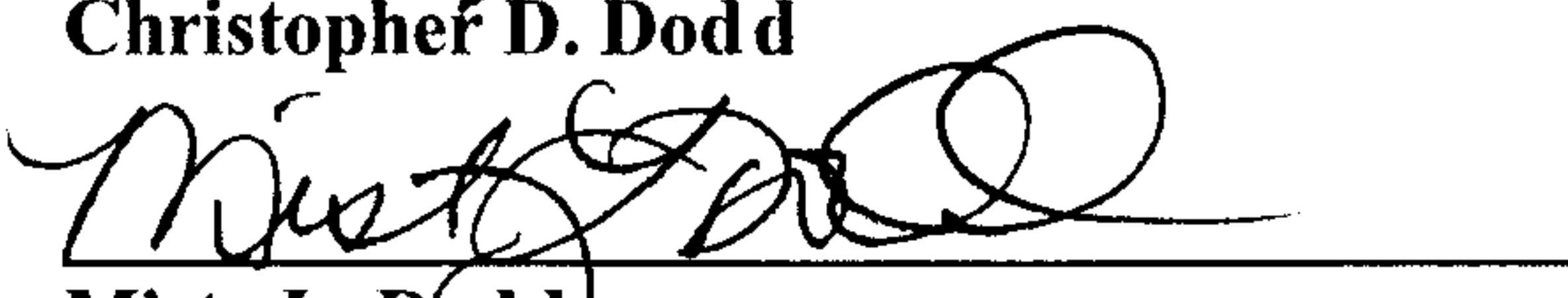
\$75,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage .

TO HAVE AND TO HOLD unto the said grantee, and grantee’s heirs and assigns, forever. And grantor does for the grantor and for the grantor’s heirs, executors, and administrators covenant with the said grantee, and grantee’s heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor’s heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee’s heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **20th day of July, 2009**



Christopher D. Dodd

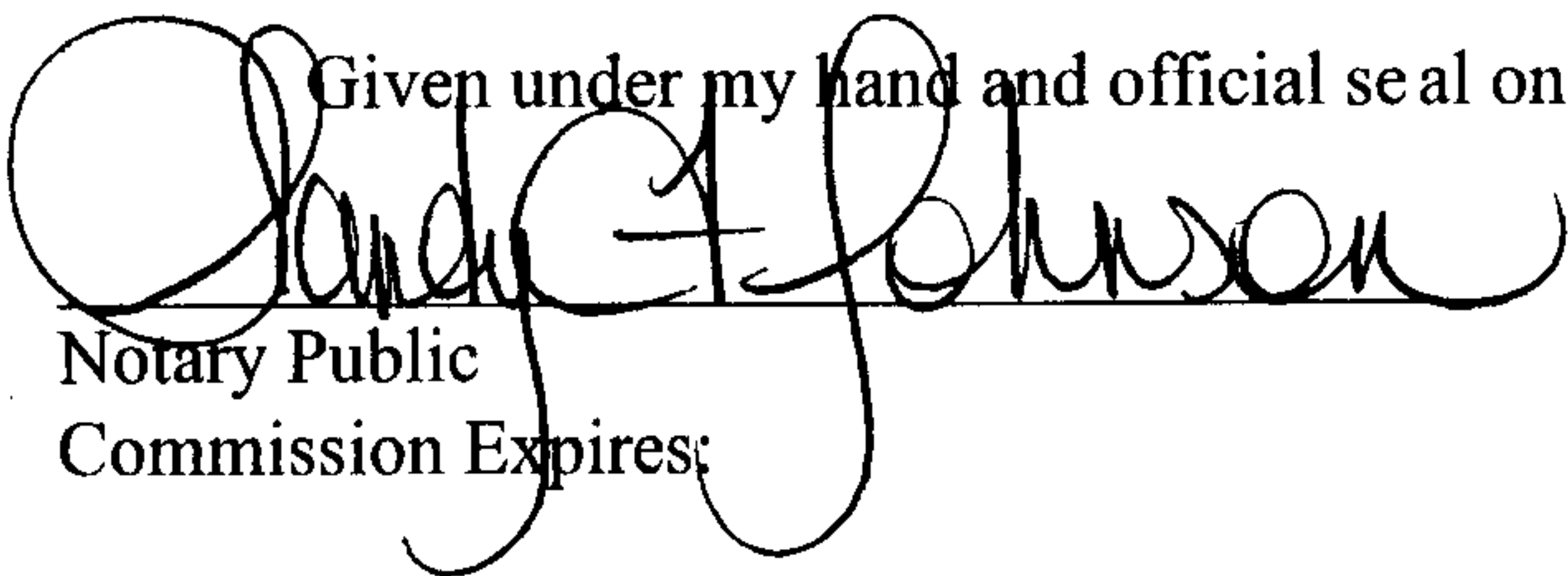


Misty L. Dodd

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher D. Dodd and Misty L. Dodd** whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on **20th day of July, 2009**.



Notary Public
Commission Expires:

