



20091221000465310 1/1 \$38.00
 Shelby Cnty Judge of Probate, AL
 12/21/2009 01:51:10 PM FILED/CERT

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

SEND TAX NOTICE TO:
 Rodney L. Dodd
 Julie Ann Hosmer Dodd
 3064 Riverwood Terrace
 Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One Hundred Twenty One Thousand Eight Hundred Eighty Eight dollars and Zero cents (\$121,888.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Allison Paige Kelso, a married woman, formerly known as Allison P. Warren, by and through her Attorney-in-Fact, David E. Warren, and David E. Warren and wife, Wanda G. Warren** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Rodney L. Dodd and Julie Ann Hosmer Dodd as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot B, Block 11, according to the Amended Map of Riverwood, 7th Sector, as recorded in Map Book 9, Page 81, in the Probate Office of Shelby County, Alabama, together with an undivided interest in the common area as set forth in Declaration recorded in Misc. Book 39, Page 880, in the said Probate Office.

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.

\$96,888.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above described property does not constitute the homestead of the spouse of Allison Paige Kelso, neither is it contiguous thereto.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **4th day of December, 2009.**

David E. Warren as AIF for Allison Paige Kelso
 Allison Paige Kelso, by and through her Attorney-in-Fact, David E. Warren

Wanda G. Warren
 Wanda G. Warren

David E. Warren
 David E. Warren

Shelby County, AL 12/21/2009

State of Alabama
 Deed Tax : \$25.00

STATE OF ALABAMA)
 JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Allison Paige Kelso and David E. Warren and Wanda G. Warren** 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 **4th day of December, 2009.**

Deborah A. Warren
 Notary Public
 Commission Expires: *11/12/2012*

FILE NO: 293104