This instrument was prepared by: David P. Condon, P. C. 100 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Betty P. Baker 5445 Crossings Lake Circle Birmingham, Alabama 35242

WARRANTY DEED

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Four Hundred Two Thousand Five Hundred and 00/100 Dollars (\$402,500.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

John F. Dodd and his wife Marilyn R. Dodd

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Betty P. Baker

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 505, according to the Survey of Caldwell Crossings Fourth Sector Phase One, as recorded in Map Book 36, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to:

John F. Dodd

- 2010 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 10th day of February, 2010.

STATE OF ALABAMA

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that John F. Dodd and Marilyn R. Dodd 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2010.

My Commission Expires 12-12-10

20100219000050890 1/1 \$413.50

Shelby Cnty Judge of Probate, AL 02/19/2010 02:28:17 PM FILED/CERT

Shelby County, AL 02/19/2010

State of Alabama Deed Tax : \$402.50