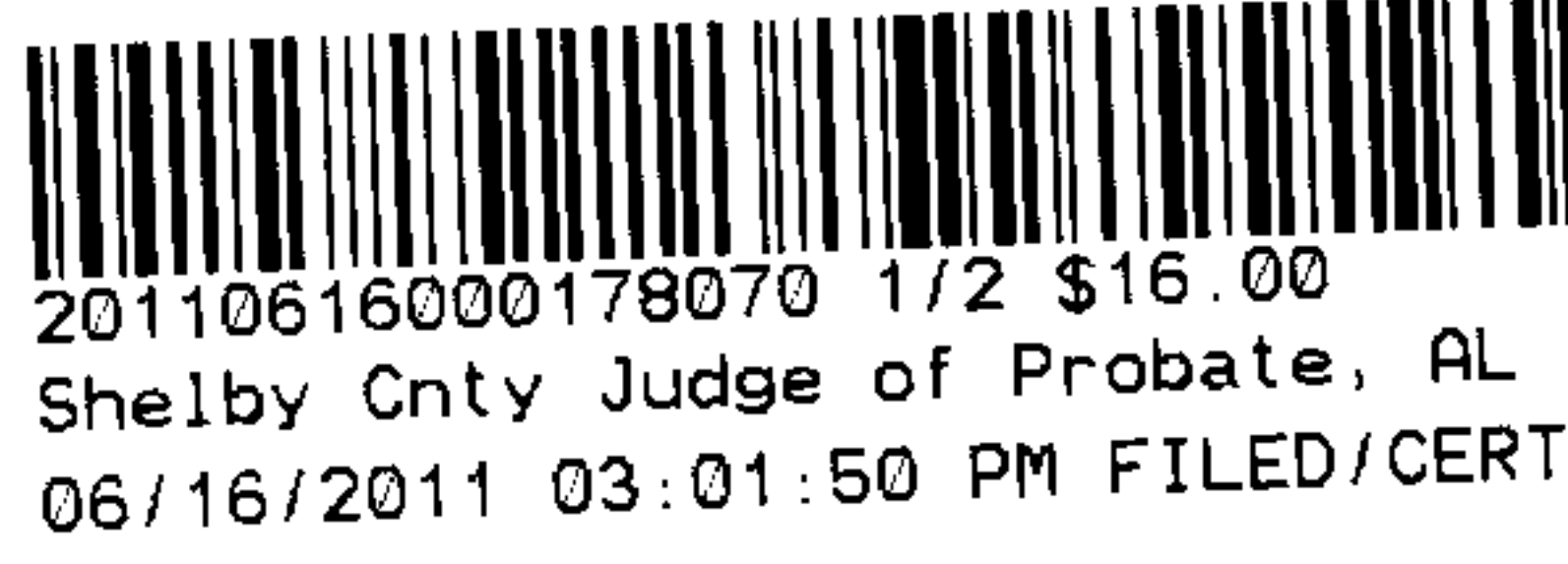


SEND TAX NOTICE TO:

Mr. & Mrs. Rodney Dobbs
1582 Bent River Circle
Hoover, AL 35216

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216



STATE OF ALABAMA:
JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND NINETY THOUSAND AND NO/100.....(\$190,000.00) Dollars,** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **MILLER DERAMUS and CONNIE S. DERAMUS, Husband and Wife** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **RODNEY DOBBS and JOHNITA DOBBS** (hereinafter referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 39, according to the Survey of Bent River Estates Phase I, as recorded in Map Book 17, Page 135, in the Probate Office of Shelby County, Alabama.

Property Address: 1582 Bent River Circle, Hoover, AL 35216.

Subject to:

1. Taxes for 2011 and subsequent years, not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
4. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.
5. Less and except any part of subject property lying within any road right-of-way.

The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees herein) in the event one grantee 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14th day of June, 2011.

Miller Deramus (Seal)
MILLER DERAMUS

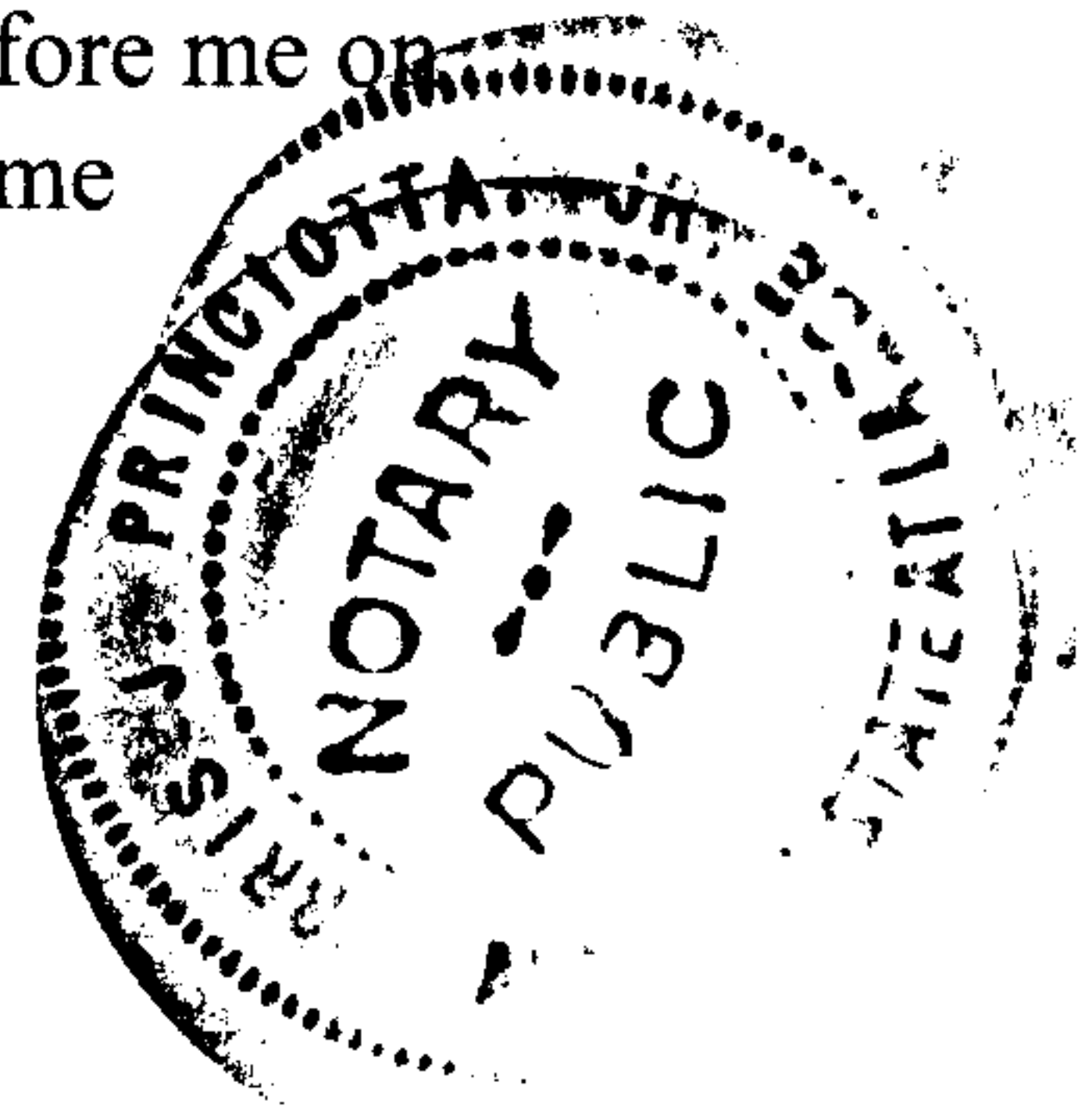
Connie S. Deramus (Seal)
CONNIE S. DERAMUS

STATE OF ALABAMA:
JEFFERSON COUNTY:


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MILLER DERAMUS and CONNIE S. DERAMUS, Husband and Wife**, 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 14th day of June, 2011.

[Signature]
Notary Public



My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Nov 5, 2011
EMERSON PRINCETON REAL ESTATE UNDERWRITERS


20110616000178070 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/16/2011 03:01:50 PM FILED/CERT