

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Joseph T. Dodson and Polly Dodson
5029 Old Dunnavant Valley Rd.
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of Eleven Thousand Seven Hundred Ninety-Six Dollars and 00/100 (\$11,796.00) (as to Part 1) and Twenty-Eight Thousand Dollars and 00/100 (\$28,000.00) (as to Part 2) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **DONALD LYNN DRIVER**, an unmarried man (grantor of Part 1), and **5021 OLD DUNNAVANT VALLEY ROAD, LLC**, an Alabama limited liability company (grantor of Part 2) do hereby grant, bargain, sell and convey unto **JOSEPH T. DODSON and POLLY DODSON**, husband and wife (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama, to-wit:

Part 1: See Exhibit "A" attached hereto. As inducement for Grantees purchase of Part 1 from Donald Lynn Driver, Donald Lynn Driver hereby grants and conveys a non-exclusive easement over and across the following described property for purposes of ingress, egress, and utilities for the benefit of the Entire Parcel (the Benefitted Estate).

Part 2: See Exhibit "A" attached hereto.

Part 1 and Part 2 collectively make up the Entire Parcel hereby being conveyed as described on Exhibit "A" attached hereto.


SUBJECT TO:

- (1) Taxes or assessments for 2013 and subsequent years and not yet due and payable;
- (2) 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;
- (3) Restrictions appearing of record in Inst. No. 2003-55834; and
- (4) Right-of-way granted to Alabama Power Company recorded in Volume 236, Page 826.

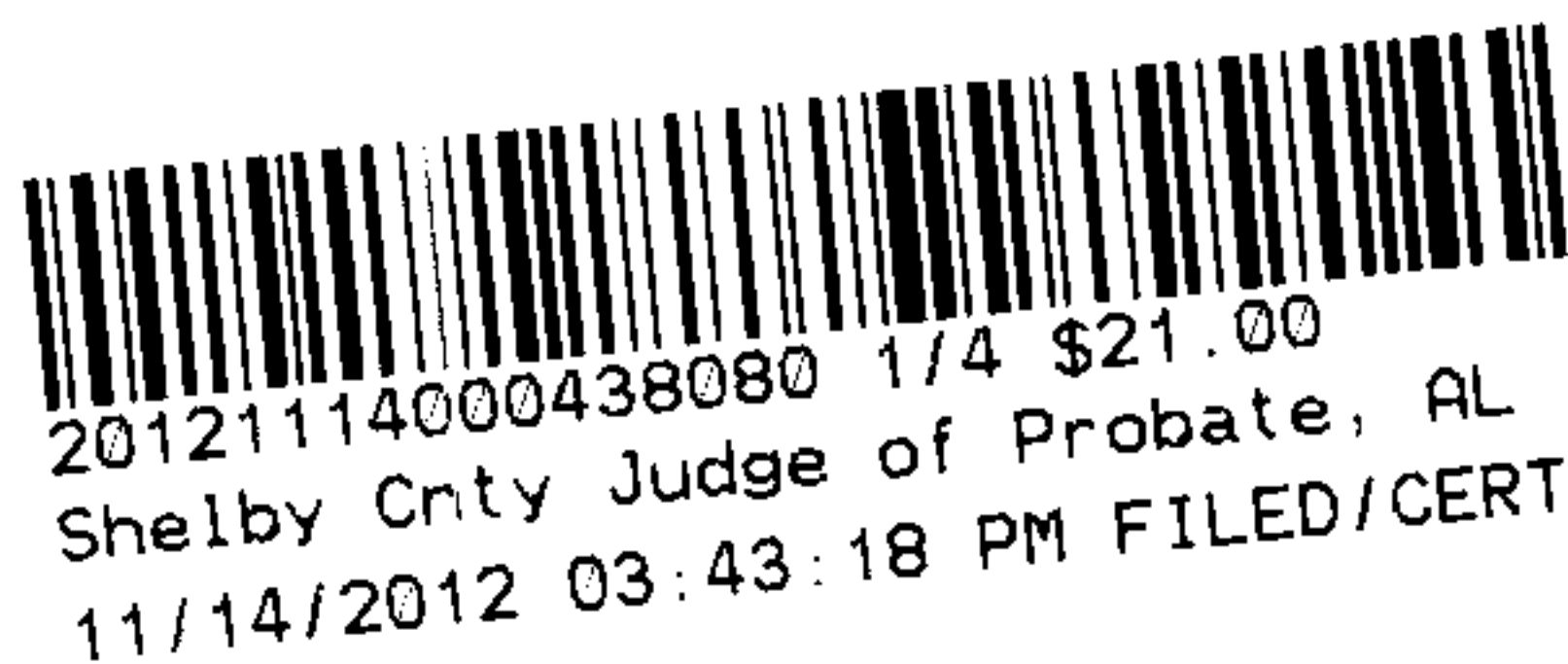
TO HAVE AND TO HOLD unto the said grantees, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors, individually and by its, Authorized Representative, who is authorized to execute this conveyance, have hereto set their signatures and seal this 2nd day of November, 2012.

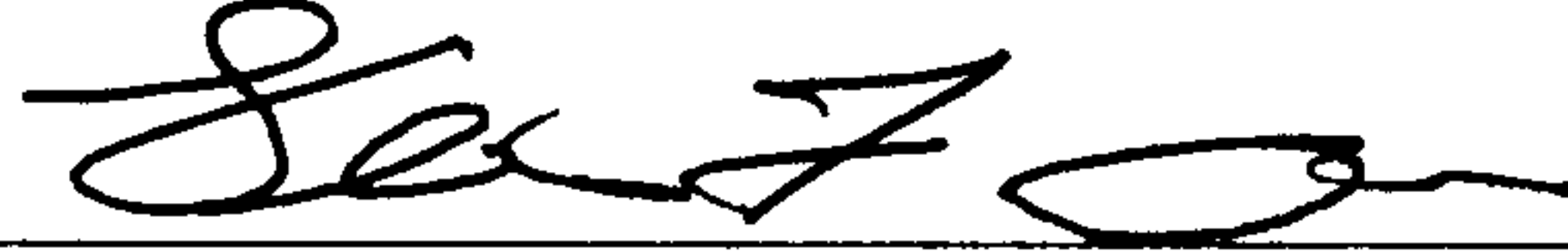
DONALD LYNN DRIVER



Donald Lynn Driver



5021 OLD DUNNAVANT VALLEY ROAD, LLC

By: 

Name: Lewis F. Jones, Jr.
Its: Member

5021 OLD DUNNAVANT VALLEY ROAD, LLC

By: R. Lynn Jones Eastman
Name: R. Lynn Jones Eastman
Its: Member

5021 OLD DUNNAVANT VALLEY ROAD, LLC

By: Thomas A. Jones
Name: Thomas A. Jones
Its: Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, DONALD LYNN DRIVER, an individual, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, with full authority, executed the same voluntarily.

Given under my hand and official seal this 2nd day of November, 2012.

My Commission Expires
8/14/13
STATE OF ALABAMA)
JEFFERSON COUNTY)

J 2 bl
Notary Public

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Lewis F. Jones, whose name as Member of 5021 OLD DUNNAVANT VALLEY, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of November, 2012.

My Commission Expires
8/14/13
STATE OF ALABAMA)
JEFFERSON COUNTY)

J 2 bl
Notary Public

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, R. Lynn Jones Eastman, whose name as Member of 5021 OLD DUNNAVANT VALLEY, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of November, 2012.

My Commission Expires
8/14/13
STATE OF ALABAMA)
JEFFERSON COUNTY)

J 2 bl
Notary Public

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Thomas A. Jones, whose name as Member of 5021 OLD DUNNAVANT VALLEY, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 2nd day of November, 2012.

My Commission Expires
8/14/13
STATE OF ALABAMA)
JEFFERSON COUNTY)

J 2 bl
Notary Public

EXHIBIT "A"

PART 1: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TWP 19 SOUTH, RANGE 1 WEST; THENCE RUN S 00°06'13" W ALONG THE EAST LINE OF SAID 1/4*1/4 FOR 270.00'; THENCE RUN N 78°25'07" W FOR 325.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 106.92'; THENCE RUN S 15°35'48" W FOR 175.60'; THENC RUN S 71°37'22" E FOR 171.02'; THENCE RUN N 02°56'13" W FOR 201.85' TO THE POINT OF BEGINNING.

EASEMENT FOR INGRESS AND EGRESS AND UTILITIES:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 1 WEST, THENCE ALONG THE LAST DESCRIBED COURSE, RUN S 00°06'13" W FOR 511.24', THENCE RUN N 71°37'22" W FOR 496.01' TO THE POINT OF BEGINNING OF A 15' EASEMENT FOR INGRESS, EGRESS & UTILITIES, BEING AND LYING 15' ALONG THE NORTHEAST SIDE OF THE FOLLOWING DESCRIBED LINE, THENCE RUN N 71°37'22" W FOR 285.51' TO THE SOUTHEAST LINE OF OLD DUNAVANT ROAD AND THE END OF SAID EASEMENT.


PART 2: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 1 WEST, THENCE RUN S 00°06'13" W FOR 270.00' TO THE POINT OF BEGINNING, THENCE RUN N 78°25'07" W FOR 431.92', THENCE RUN S 15°35'48" W FOR 175.60', THENCE RUN S 71°37'22" E FOR 496.01' , THENCE RUN N 00°06'13" E FOR 241.24' TO THE POINT OF BEGINNING.

LESS AND EXCEPT: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TWP 19 SOUTH, RANGE 1 WEST; THENCE RUN S 00°06'13" W ALONG THE EAST LINE OF SAID 1/4*1/4 FOR 270.00'; THENCE RUN N 78°25'07" W FOR 325.00' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 106.92'; THENCE RUN S 15°35'48" W FOR 175.60'; THENC RUN S 71°37'22" E FOR 171.02'; THENCE RUN N 02°56'13" W FOR 201.85' TO THE POINT OF BEGINNING.

ENTIRE PARCEL: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 1 WEST, THENCE RUN S 00°06'13" W FOR 270.00' TO THE POINT OF BEGINNING, THENCE RUN N 78°25'07" W FOR 431.92', THENCE RUN S 15°35'48" W FOR 175.60', THENCE RUN S 71°37'22" E FOR 496.01' , THENCE RUN N 00°06'13" E FOR 241.24' TO THE POINT OF BEGINNING.

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20121114000438080 3/4 \$21.00
Shelby Cnty Judge of Probate, AL
11/14/2012 03:43:18 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Donald Lynn Driver

Mailing Address Old Dunavant Road, SHELBY COUNTY, AL

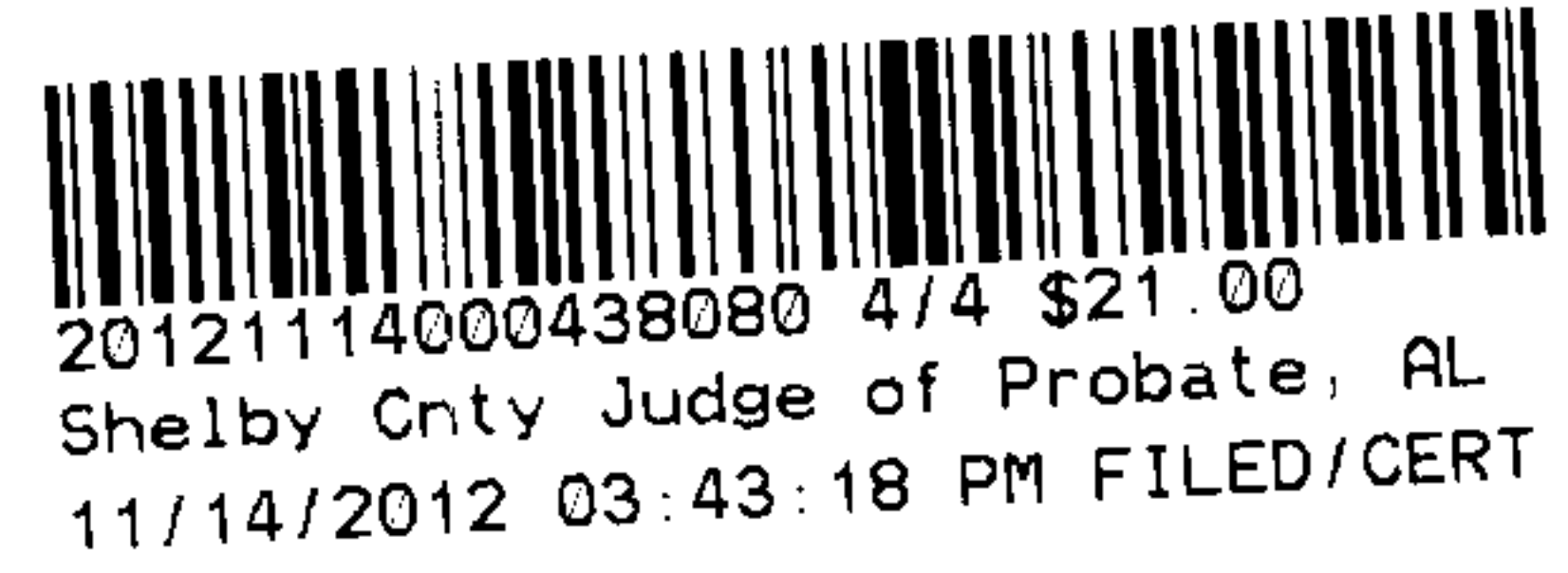
Grantee's Name Joseph T. Dodson
Polly Dodson

Mailing Address Old Dunavant Road, SHELBY COUNTY, AL

Property Address Old Dunavant Road, SHELBY COUNTY, AL

Date of Sale November 2, 2012

Total Purchase Price ~~XXXXXX~~ \$39,796.00
or Actual Value \$
or Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date November 2, 2012

Print

John L. Houtman III

Unattested

(verified by)

Sign

J L Houtman III

(Grantor/Grantee/Owner/Agent) circle one