

SEND TAX NOTICE TO:  
Bradford L. Blan  
2584 Chandalar Lane  
Pelham, Alabama 35124

STATE OF ALABAMA )  
SHELBY COUNTY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Two Thousand Four Hundred and 00/100ths Dollars (\$102,400.00) and other good and valuable consideration paid to the undersigned David T. Dobbs and wife, Anita W. Dobbs (the "Grantors"), by Bradford L. Blan, a single man, (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

1995-3187B

**Lot 137, according to the Map of Chandalar South, 3rd Sector, as recorded in Map Book 6, Page 38, in the Probate Office of Shelby County, Alabama;**

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem taxes for 1996, and all subsequent years;
2. Rights of Way and Agreements with Alabama Power Company recorded in Deed Book 264, page 28; Deed Book 297, page 790; Misc. Book 14, page 12; Misc. Book 14, page 659; and Misc Book 12, Page 265;
3. 35 foot building line from Chandalar Lane and a 7.5 foot utility easement along the southeasterly side of lot as shown on recorded map; and
4. Purchase money mortgage from Bradford L. Bran dated October 31, 1995 to Hamilton Mortgage Corporation being filed simultaneously.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And the Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, his heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, David T. Dobbs and wife, Anita W. Dobbs, have hereunto set their signatures and seals, this 28 day of October, 1995.

David T. Dobbs

Anita W. Dobbs

11/06/1995-3187B  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCB 31.50

STATE OF TEXAS )

TARRANT COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David T. Dobbs and wife, Anita W. Dobbs, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of October, 1995.



Notary Public

My Commission Expires: 8-17-98



Inst # 1995-31878

11/06/1995-31878  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 31.50

THIS INSTRUMENT PREPARED BY:

C. Linwood Bragan  
1117 22nd Street South  
Birmingham, Alabama 35205