

State of Alabama }
SHELBY County }

118

17,800.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred and No/100 Dollars and other good and valuable consideration to the undersigned grantor, The Warren Agency, Inc. a corporation, in hand paid by Vann H. Dobbs and Patricia L. Dobbs the receipt whereof is acknowledged, the said

The Warren Agency, Inc.

does by these presents, grant, bargain, sell, and convey unto the said

Vann H. Dobbs and Patricia L. Dobbs as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit: Lots 13 and 14, Block 1 according to the map on file in the Judge of Probate Office Shelby County, Alabama, known as the Dunwar Estates Subdivision, in Map Book 3, page 154. It being hereby agreed by all parties concerned with the transfer of title of this property that in further consideration for the transfer of title that no building shall be erected upon this property now or at any future time except a building for a residence of not less than 1050 square footage and of such a nature and outside appearance as is in general keeping with the surrounding dwellings, and that no outbuildings shall be erected such as farm buildings, and that no farm animals shall be kept on this property such as cows, chickens, goats, etc. It being the intent of this covenant that this property be used for residential dwelling purposes and that purpose alone.

This description herein is according to said map, as amended, by affidavit of B. S. Wheeler dated July 14, 1961, recorded in the Probate Office of Shelby County, Alabama in Deed Book 216, page 500.

TO HAVE AND TO HOLD said property unto the said Vann H. Dobbs and Patricia L. Dobbs 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said The Warren Agency, Inc.

does for itself, its successors

and assigns, covenant with said Vann H. Dobbs and Patricia L. Dobbs their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Vann H. Dobbs and Patricia L. Dobbs their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

The Warren Agency, Inc.
signature by Carlos C. Warren as its President,
who is duly authorized, on this 9th day of August 1961

has hereunto set its
President,
Vice-President

ATTEST:

John G. Gilliam
John G. Gilliam

Secretary.

By *Carlos C. Warren*
Vice-President

216 pft 792

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACT
TRUST
BIRMINGHAM, ALABAMA

**CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

5

**State of Alabama }
Shelby County }**

I, H. E. Timmerman, a Notary Public in and for said county in said state, hereby certify that Carlos C. Warren whose name as President of the The Warren Agency, Inc. a corporation, 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 corporation.

Given under my hand and official seal, this the 9th day of / August 1961

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9/19/60
RECORDED & S/ MTG. TAX
8 \$100.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Jones
JUDGE OF PROBATE

CONRAD M. FOWLER
JUDGE OF PROBATE

