

This instrument was prepared by

(Name) **E. L. Swint, Attorney**

(Address) **17 North 26th St. Leeds, Alabama**

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

of the balance

Fifteen Hundred Dollars (\$1,500.00) cash and the assumption of that certain mortgage owed to Maude Denson in the amount of \$3,013.48, dated February 9, 1959, and that certain second mortgage from Carrie B. Salser to B. W. Burks and Nellie R. Burks in the amount of \$1,906.52, dated November 9th, 1970

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carrie B. Salser, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Mack H. Dobbs and wife, Ida Patricia Dobbs

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in **SHELBY** County, Alabama to-wit:

Begin at a point where the north line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 19, Range 1 West intersects the east line of Cahaba Valley Road; thence run in a southwesterly direction along the east right of way of said Cahaba Valley Road a distance of 75 feet to a point; thence east and parallel with the north line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 300 feet to a point; thence northeast and parallel with the east line of right of way of said Cahaba Valley Road a distance of 75 feet to north line of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence west along north line of said $\frac{1}{4}$ $\frac{1}{4}$ section 300 feet to point of beginning. Being in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 19, Range 1 West.

ALSO: One half acre more or less, fronting 75 feet on Cahaba Valley Road and extending back a uniform width of 300 feet, more particularly described as follows: Beginning at a point where the Cahaba Valley Road intersects with the South line of NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, run parallel with road in a northeasterly direction for a distance of 75 feet; thence in an eastern direction and parallel with the section line a distance of 300 feet, thence parallel to Cahaba Valley Road in a southwesterly direction a distance of 75 feet, thence west along the south line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ 300 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 29 AM 10:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carrie B. Salser
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, **except the above described mortgages to Maude Denson and to B. W. Burks and wife, Nellie R. Burks, the balances due of which assumed by the grantees herein.**

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th

day of **December**, 19 **70**

WITNESS:

(Seal)

Carrie B. Salser

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, **Beatrice H. Swint**, a Notary Public in and for said County, in said State, hereby certify that **Carrie B. Salser, an unmarried woman** whose name **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 **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **14th** day of **December**, A. D., 19 **70**

Beatrice H. Swint
Notary Public.



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Shelby Cnty Judge of Probate, AL
12/29/1970 10:37:00 AM FILED/CERT

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