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Shelby Cnty Judge of Probate, AL
12/30/1970 10:58:13 AM FILED/CERT

This instrument was prepared by

1138

(Name) Elizabeth S. King (The Shook Company, Inc.)

(Address) 1929 Cahaba Road, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

ARIZONA

STATE OF ~~ALABAMA~~

~~Shelby~~ Coconino COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100 (\$10,000.00) DOLLARS and the assumption of the balance of the indebtedness secured in that certain mortgage described hereinafter, and a second mortgage of \$12,000 bearing interest at 8% payable in 1 yr. or less to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. Garland Wood, Jr. and wife, Maybelle G. Wood
(herein referred to as grantors) do grant, bargain, sell and convey unto

Van H. Dobbs and wife, Patricia L. 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:

Commence at the northeast corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19, South, Range 2 West in Shelby County, Alabama, thence run southward and along the east line of said Section 464.16 feet to the point of beginning of the tract of land herein described; thence continue along the last described course a distance of 295.0 feet; thence 78 degrees 35 minutes to the right 417.20 feet to the center line of a 60 foot road; thence 90 degrees 38 minutes to the right and along said center line and along the tangent to a curve curving to the left 289.26 feet; thence 89 degrees 22 minutes to the right 472.41 feet to the point of beginning, except that portion included in the 60' road. Said above described land being also known as Lot 2 in Block 1 according to Indian Springs Sector II, as shown by survey of August A. Winters. Mineral and mining rights excepted.

Subject to restrictive covenants of Indian Springs Sector II on file in the Probate Office of Shelby County, Alabama, and Current Taxes, and transmission line permits to Alabama Power Company in deed book 124, page 493 and Vol. 214, Page 631

As a part of the consideration hereon the Grantees herein assumes and agrees to pay according to the terms and tenor hereof that certain mortgage executed by the Grantors to Jefferson Federal Savings and Loan Association as recorded in Volume 297 Page 77 in aforesaid Probate Office.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12 day of November, 1969.

STATE OF ALABAMA
I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, ON 12/30/1970 AT 10:58 AM.
U.C.C. FILE NUMBER 1970-12-30-1058
REC. BK. & PAGE AS SHOWN
Candice M. Jones
JUDGE OF PROBATE

J. Garland Wood, Jr. (Seal)

Maybelle G. Wood (Seal)
Maybelle G. Wood

Arizona
STATE OF ~~ALABAMA~~
Coconino COUNTY

General Acknowledgment

I, Kay L. Hevelone, a Notary Public in and for said County, in said State, hereby certify that, J. Garland Wood, Jr. and wife, Maybelle G. Wood, 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 12 day of November, A. D., 1969.

Kay L. Hevelone
Notary Public.

My Commission Expires April 23, 1970

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