

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

This Instrument was Prepared by
W. A. JENKINS, JR., Attorney
301 Frank Nelson Bldg.
BIRMINGHAM, ALA. 35203

That in consideration of Twenty-five Thousand and no/100 - (\$25,000.00) - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, William D. Dobbins & Veronica A. Dobbins, Trustees for Sharon Alice Dobbins, Trust dated 9/1/48 and 8/1/49 (herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas M. Pearce and Marilyn McGuire Pearce

(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:

Lot 33 according to an Addition to the Map of Mountain View Lake Company, Second Sector, being more particularly described as follows: Start at the most southerly corner of Lot 32 according to Map of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the Probate Office of Shelby County, Alabama, runs thence southwestwardly along an extension of the southeast line of said Lot 32 for a distance of 71.10 feet for point of beginning of a particular description of said Lot 33; thence turn an angle to the right from the last described line and run in a westerly direction for 148.78 feet to a point; thence turn an angle to the right of 00° 29' and continue in a westerly direction 190.62 feet to a point; thence turn an angle to the right of 83° 57' and run in a northerly direction 134.65 feet, more or less, to the southerly edge of a Lake; thence turn to the right and run in a generally easterly direction along the southerly edge of said Lake to the most westerly corner of said Lot 32; thence turn an angle to the right and run in a southeasterly direction 227.67 feet, more or less, to the point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1972
2. Minerals and mining rights, restrictions, rights of ways and easements of record, if any

Veronica A. Dobbins and Veronica A. Dobbins Zeigler is one and the same person

\$25,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

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:

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,

have hereunto set

hand and seal

, this 22

84 day of February, 19 72 .



19720309000012850 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1972 12:00:00 AM FILED/CERT

WITNESS:

William D. Dobbins TR
William D. Dobbins, Trustee for
Sharon Alice Dobbins, Trust Dated
9/1/48 and 8/1/49

Veronica A. Dobbins Zeigler - Tr.
Veronica A. Dobbins, Trustee for
Sharon Alice Dobbins, Trust dated
9/1/48 and 8/1/49

RETURN TO

Exchange Security Co

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201



19720309000012850 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/09/1972 12:00:00 AM FILED/CERT

State of *Alabama* }
Jefferson COUNTY

General Acknowledgment

I, *Leonora M. Ay*, a Notary Public in and for said County, in said State,
hereby certify that *William D. Dobbins + Veronica A. Zeigler as Trustees*
whose name *s* 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this *22* day of *February* A. D., 19*72*
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conceded m. 2-2-72
STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
RECEIVED
1972 MAR -9 AM 10:53
NOTARY PUBLIC
OFFICE
100 N. 1ST ST.
BIRMINGHAM, ALA. 35201

Leonora M. Ay
Notary Public

State of *Alabama* }
Jefferson COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19____

Notary Public

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State of ALABAMA }
JEFFERSON COUNTY

~~Corporation~~ Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County in said State,
hereby certify that William D. Dobbins and Veronica A. Dobbins Zeigler
whose names *are* Trustees for Sharon Alice *xx* Dobbins, Trust dated 9/1/48 & 8/1/49 are
~~xxxxxx~~ 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, ~~xxxxxx~~ *they in their capacity* and with full authority, executed
the same voluntarily ~~xxxxxx~~

Given under my hand, this the *22* day of *February* 19 *72*

Samuel D. Hall
Notary Public