

This instrument prepared by:  
Name: Larry L. Halcomb & SEIER & HALCOMB  
Address: 3349 Montgomery Hwy.  
Homewood, Ala. 35209

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

4680 See Btg 330-178

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 (\$40,000.00) DOLLARS

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

Frank Abernathy, Jr. and Janis R. Abernathy, his wife  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Van H. Dobbs and Patricia Dobbs, his wife  
(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 14, according to Wildwood Park Residential Estates, as recorded  
in Map Book 5, page 78, in the Probate Office of Shelby County,  
Alabama. Subject to restrictions, easements and right-of-ways of  
record.

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

April 12 1973 12 Noon

\$15,000.00 of the above consideration represents purchase money  
mortgage from grantees to grantors named herein

DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Seales  
JUDGE OF PROBATE



19730412000019940 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/12/1973 12:00:00 AM FILED/CERT

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BOOK

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 April, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Frank Abernathy Jr (Seal)

Janis R. Abernathy (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Frank Abernathy, Jr. and Janis R. Abernathy, his wife  
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 April, A. D., 1973.

Larry L. Halcomb  
Notary Public.