

THIS INSTRUMENT PREPARED BY:

Dale Corley

1407 City Federal Savings Building

6227

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

See Mtg 347-259

That in consideration of Thirty Thousand Two Hundred Twenty-Seven and 59/100 ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Van H. Dobbs and wife, Patricia L. Dobbs

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

Richard W. Compans and wife, Mariön M. Compans

(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 1/4 of NE 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 1/4-1/4 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° 35' to the right, 417.20 feet to the center line of a 60 foot road; thence 90° 38' to the right and along said centerline and along the tangent to a curve curving to the left 289.26 feet; thence 89° 22' to the right 472.41 feet to the point of beginning. EXCEPT that portion included in the 60 foot road.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Mortgage Book 297, Page 77, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 293 PAGE 413

19750715000037570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JUL 15 AM 8:12
Dale Corley
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 X (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 hands and seals, this 3rd day of July, 19 75

WITNESS:

Van H. Dobbs
Patricia L. Dobbs

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Van H. Dobbs and wife, Patricia L. Dobbs, 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 3rd day of July, A. D., 19 75

[Signature]
Notary Public