

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Eight Hundred and no/100 (\$17,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Homer L. Dobbs and wife, Peggy R. Dobbs; W.D. Upton and wife, Annie L. Upton, (herein referred to as grantors) do grant, bargain, sell and convey unto Martha Dee Shook and Robert Roy Lyon, II

(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 7, according to the Survey of Shadowbrook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes due for the year 1976, and thereafter.

Subject to 50 foot building set-back line from Shady Cove

Subject to utility easements on West, South and East sides of said lot as shown on recorded map of said subdivision.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in the Probate Office of Shelby County, Alabama.

Subject to title to minerals underlying caption lands, with mining rights and privileges belonging thereto.

Subject to restrictions and protective covenants appearing of record, as recorded in Book Misc. 16, at Page 561, in the Office of the Judge of Probate of Shelby County, Alabama.



19761006000095220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/06/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT -6 AM 8:50
Deed Book 1800
Comp. by [unclear]
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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of October, 1976

WITNESS: (Seal)

Homer L. Dobbs (Se)

Peggy R. Dobbs (Seal)

W.D. Upton (Seal)

Annie L. Upton (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Michael A. Newsom, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs and wife, Peggy R. Dobbs; W.D. Upton and wife, Annie L. Upton, whose name s 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 1st day of October, A. D., 1976

Notary Public.