

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

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, 668

That in consideration of Nine Thousand and no/100 (\$9,000.00) - - - - - DOLLARS

See Mtg 359-81

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Homer L. Dobbs & wife, Peggy R. Dobbs; W.D. Upton & wife, Annie L. Upton

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

Homer L. Dobbs and wife, Peggy R. 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:

Lot 35, according to Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes due for the year 1977;

Subject to 50-foot building set back line from Brook Run;

Subject to utility easements as shown on recorded map of said subdivision;

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 467, in Probate Office;

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

Subject to restrictive covenants and conditions filed for record on August 26, 1976, in Misc. Book 16, Page 561, in Probate Office.



19761023000102180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/23/1976 12:00:00AM FILED/CERT

BOOK 301 PAGE 667

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 19th day of October, 1976.

Homer L. Dobbs (Seal)
Peggy R. Dobbs (Seal)
By: Homer L. Dobbs (Seal)
Attorney in Fact

W.D. Upton (Seal)
W. D. Upton
Annie L. Upton (Seal)
By: W.D. Upton (Seal)
Attorney in Fact

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 Homer L. Dobbs and W.D. Upton, 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 19th day of October, A. D. 1976

Michael A. Newsom
Notary Public.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs, as attorney in fact for Peggy R. Dobbs, his wife, and W.D. Upton, as attorney in fact for Annie L. Upton, 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 19th day of October, 1976.

Michael A. Dawson
Notary Public

STATE OF ALA. SHELBY CO. 10/23/1976
I CERTIFY THIS INSTRUMENT WAS FILED

1976 OCT 23 AM 8:09

See Mtg 359-81

Cornel M. Brown

JUDGE OF PROBATE

899 PAGE 668
BOOK 100



19761023000102180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/23/1976 12:00:00AM FILED/CERT

JEFFERSON FEDERAL SAVINGS

215 NO. 21ST STREET
BIRMINGHAM, ALABAMA 35203

Homer L. Dobbs and wife,

Peggy R. Dobbs

W.D. Upton and wife,

Annie L. Upton

TO

Homer L. Dobbs

and wife

Peggy R. Dobbs

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

44 26552

400
100

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

0.1.1

Shelby Co. 10/23/76