

This instrument was prepared by

348

(Name) Kenneth D. Wallis, Attorney

(Address) Suite 107/1009 Montgomery Highway South, Birmingham, Al. 35216

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 Sixty Five Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William D. Dobbins, III, & Veronica A. Zeigler, as Trustees for Sharon Alice Dobbins under instrument of trust dated 8-1-49, recorded in the Office of the Judge of Probate (herein referred to as grantors) do grant, bargain, sell and convey unto of Jefferson County, Alabama, in Deed Peter J. Clemens, III, and wife, Carol J. Clemens 5364, page 222

(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 Northwest corner of the NE 1/4 of SE 1/4 of Section 21, Township 19 South, Range 2 West, run thence East along the North line of said 1/4-1/4 Section for a distance of 40.04 feet to the point of beginning; thence continue along the Northerly line of the said 1/4-1/4 Section for a distance of 1,286.23 feet to the Northeast corner of the NE 1/4 of SE 1/4 of said Section; thence turn an angle to the right of 87 deg. 40' 30" and in a Southerly direction along the East line of said 1/4-1/4 Section for a distance of 305.04 feet; thence turn an angle to the right of 92 deg. 22' 30" and in a Westerly direction for distance of 1,285.93 feet; thence turn an angle to the right of 87 deg. 33' and in a Northerly direction parallel with the West line of said 1/4-1/4 Section and 40 feet East of said West line for a distance of 303.87 feet to the point of beginning, containing 3.98 acres, more or less.

Situated in Shelby County, Alabama.

Subject to the following:

1. Taxes due in the year 1978 and subsequent years.
2. Restrictive covenants and conditions recorded September 16, 1967, in Deed Book 2, pages 924-926, and restrictive covenants corrective amendment filed for record on February 20, 1968, in Deed Book 251, Page 930, in Probate Office.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan close simultaneously herewith.

19780412000044130 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/12/1978 12:00:00AM FILED/CERT

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 ~~we~~ (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 11th day of April, 1978.

WITNESSES

William D. Dobbins, III (Seal)

William D. Dobbins, III as Trustee for Sharon Alice Dobbins under instrument of Trust dated 8-1-49, recorded in the Office of the Judge of Probate of Jefferson County, Alabama in Deed 5364, Page 222

Veronica A. Zeigler, Tr. (Seal)

Veronica A. Zeigler, as Trustee for Sharon Alice Dobbins under instrument of trust dated 8-1-49, recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Deed 5364, Page 222

STATE OF ALABAMA

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.

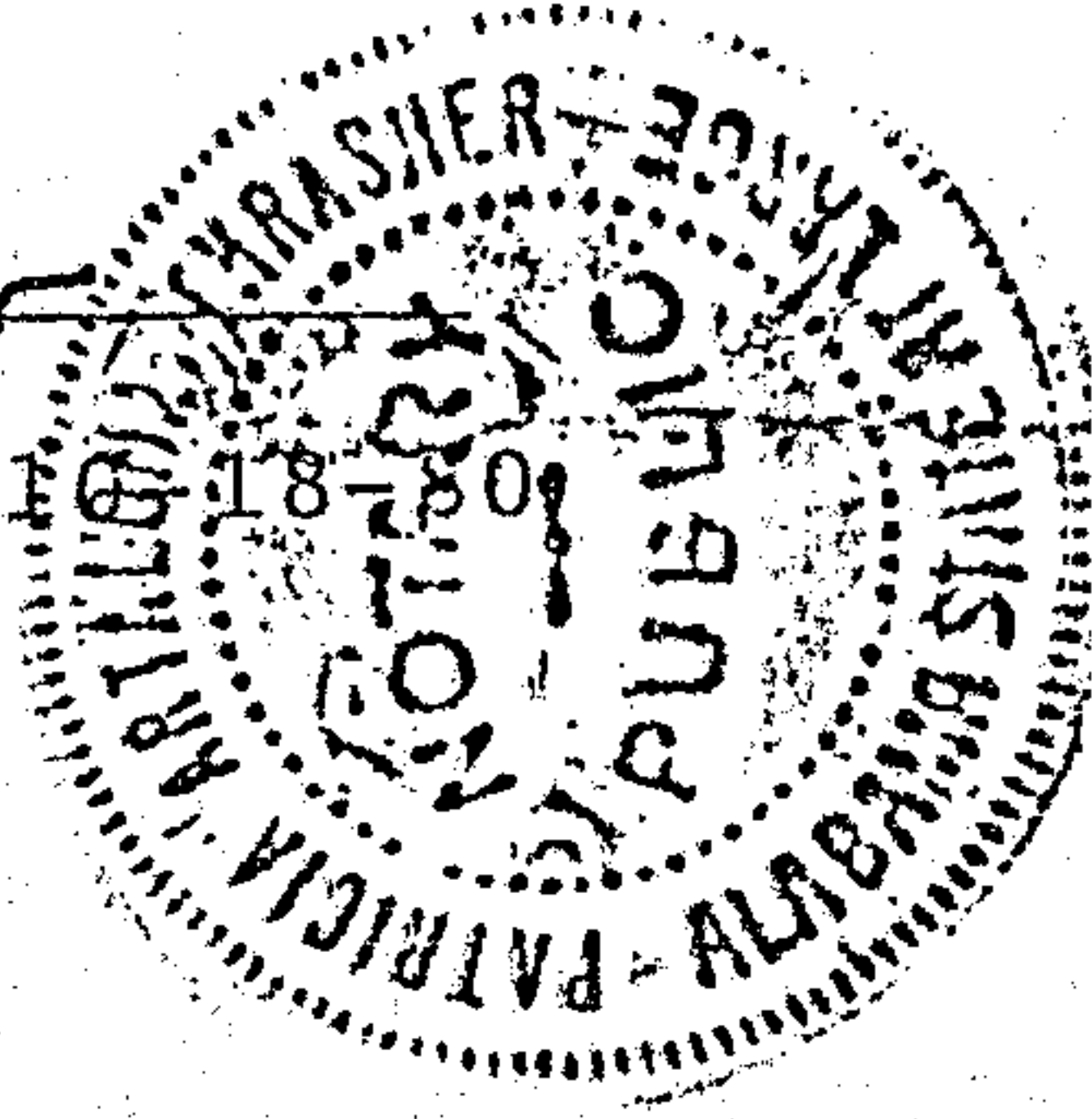
Given under my hand and official seal this _____ day of _____ A. D. 19____

Notary Public.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Dobbins, 111, and Veronica A. Zeigler, as Trustees for Sharon Alice Dobbins under instrument of trust dated August 1, 1949, recorded in the Office of the Judge of Probate of Jefferson County, Alabama, in Deed 5364, Page 222, 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, in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th. day of April 1978.

Patricia Antabone Thrasher
Notary Public
My commission expires: _____



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

1978 APR 12 AM 9:00

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed tax - 15.00
Rec. 3.00
1.00
19.00

See mtg. 376-725-



19780412000044130 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/12/1978 12:00:00AM FILED/CERT

ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 35216

William D. Dobbins, 111 and

Veronica A. Zeigler, as Trustees

TO

Peter J. Clemens, 111 and

Carol J. Celmens

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

112 NORTH 21st STREET

BIRMINGHAM, ALABAMA 35203

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