

This instrument was prepared by

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(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corp



19821227000148870 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
12/27/1982 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 692

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fourteen Thousand and no/100 (\$14,000.00) DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Terry Miles Beatty, an unmarried man; Elizabeth M. Hardin and husband, Kenneth Douglas Hardin (herein referred to as grantors) do grant, bargain, sell and convey unto

William G. Dobson and Christine G. Dobson

(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 SE Corner of the NW 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 West, and run North 87 deg. 27 min. West for 710.2 feet to the point of beginning; thence continue North 87 deg. 27 min. West for 299.7 feet; thence North 1 deg. 00 min. East for 568 feet to the South right-of-way line of Meadowood Lane; thence South 87 deg. 31 min. East along said right-of-way line for 240.0 feet; thence South 4 deg. 28 min. East for 604.0 feet back to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

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- (1) Taxes due October 1, 1983.
- (2) Right-of-way and easements of record.
- (3) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 285, Page 644 in Probate Office.
- (4) All minerals of every kind and character, not owned, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.
- (5) Subject to encroachment of fences as shown by survey of Harvey Atkinson dated March 4, 1980.

\$14,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

*The grantor herein, Elizabeth M. Hardin is one and the same person as Elizabeth U. Beatty,*

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 GRANTEE 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 16th day of December, 1982

WITNESS:

Rec 3.00  
Jud 1.00  
3.00

1982 DEC 27 AM 11:58 (Seal)

Seal No 425-808 (Seal)

JUDGE OF PROBATE

*Terry Miles Beatty*  
TERRY MILES BEATTY (M.)  
*Elizabeth Marie Hardin*  
ELIZABETH M. HARDIN  
*Kenneth Douglas Hardin*  
KENNETH DOUGLAS HARDIN

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned hereby certify that Terry Miles Beatty, an unmarried man; Elizabeth M. Hardin and husband, Kenneth Douglas Hardin 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 16th day of December, A. D., 1982

*Notary Signature*