

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FIVE THOUSAND & 00/100----  
(\$145,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Phillip S. Dobbins and  
wife, Ramona W. Dobbins (herein referred to as grantors), do grant, bargain, sell  
and convey unto Jeffrey L. Forman and wife, Nancy M. Forman (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 and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Third Addition, Riverchase West as recorded  
in Map Book 7, Page 139 in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$130,500.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 725 Whippoorwill Drive, Birmingham, Alabama 35244

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 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 stated 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 hands and seals, this 29th day of  
February, 1988.

Deed tax 1450  
250  
100  
1800  
STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 MAR -2 AM 10:02

*Ramon A. Snowden, Jr.*  
JUDGE OF PROBATE

*Phillip S. Dobbins* (SEAL)  
Phillip S. Dobbins

*Ramona W. Dobbins* (SEAL)  
Ramona W. Dobbins

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State,  
hereby certify that Phillip S. Dobbins and wife, Ramona W. Dobbins 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 29th day of February A.D., 1988

*[Signature]*  
Notary Public

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