Send Tax Notice To: Arnold M. Dobbs 2712 Southwind Circle Alabaster, AL 35007

556

This Instrument Was Prepared By:

Frank K. Bynum, Esquire 2100 SouthBridge Parkway #650 Birmingham, Alabama 35209

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, FRANK PHILLIPS AND WIFE, LINDA PHILLIPS, (herein referred to as Grantors) do grant, bargain, sell and convey unto ARNOLD M. DOBBS AND MARINA H. DOBBS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 21, in Block 7, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$74,476.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 seal, this 30th day of November, 1988.

Frank Phillips

J. Doillips

Linda Phillips

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County _ in said State, hereby certify that FRANK PHILLIPS AND WIFE, LINDA PHILLIPS 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 the 30th day of November, 1988.

Notary Public

My Commission Expires: 11/18/92

zdobbs

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INSTRUMENT WAS FILLD

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JUDGE OF PROBATE

1.	Dured Tax	\$ _1.00
4	MAG	

2. Mtg. Fax

3. Recording Fee 5.00

7.00

TOTAL