

SEND TAX NOTICE TO:

(Name) Howard B. Dobbs & Angeline F. Dobbs
867 Hwy 89 Lot #B
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Barbara Dale Yantz Doig, a married woman

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

Howard B. Dobbs and wife, Angeline F. Dobbs

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 10, Country Estates, as recorded in Map Book 8, Page 16 of the Probate Records in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for the year 1994 and subsequent years are not yet due and payable.
2. 100 foot building line as shown by map recorded in the Probate Office of Shelby County, Alabama.
3. 25 foot easement for public utilities along the South lot line as shown by map recorded in the Probate Office of Shelby County, Alabama.
4. Modification of Restrictive Covenants as recorded in Real Volume 37, Page 44 in the Probate Office of Shelby County, Alabama.
5. Restrictive Covenants as recorded in Real Volume 36, Page 626 in the Probate Office of Shelby County, Alabama.
6. Unanimous Modification of Restrictive Covenants as recorded in Real Volume 210, Page 559 in the Probate Office of Shelby County, Alabama.
6. Oil, gas, mining and mineral rights and any easements, restrictions or rights of way on, under, over or across said property herein above described.

Barbara Dale Yantz Doig is one and the same person as Barbara Dale Yantz.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM A MORTGAGE EXECUTED 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 common.

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, I have hereunto set my hand(s) and seal(s), this 16th

day of September, 19 94

WITNESS:

(Seal)

Barbara Dale Yantz Doig
Barbara Dale Yantz Doig (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State,

hereby certify that Barbara Dale Yantz Doig, a married woman

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 16th day of September, A. D., 19 94

Peggy J. Letson
Notary Public.

Notary Public.

09/16/1994-28423
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10.50
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