

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DON W. DOBBINS, JR.  
1909 FOREST KNOLL DRIVE  
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED EIGHTY THOUSAND and 00/100 (\$280,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, A. LESTER BURBIC and NANCY K. BURBIC, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DON W. DOBBINS, JR. and SANDRA C. DOBBINS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 602, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 14TH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 154, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 50 foot building line as shown on recorded map.
3. 10 foot easement on rear of lot and restrictions as shown on recorded map.

Restrictions and covenants appearing of record in Misc. Volume 55, page 171; Misc. Volume 14, page 536; Misc. Volume 17, page 550; Misc. Volume 34, page 549 and Deed Volume 354, page 366.

Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 55, page 172.

Right-of-way granted to Alabama Power Company recorded in Deed Volume 353, page 979.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 127, page 140.

\$214,600.00 of the consideration herein was derived from a mortgage 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

12/23/1997-41580  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 76.50

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, A. LESTER BURBIC and NANCY K. BURBIC, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of December, 1997.

  
A. LESTER BURBIC

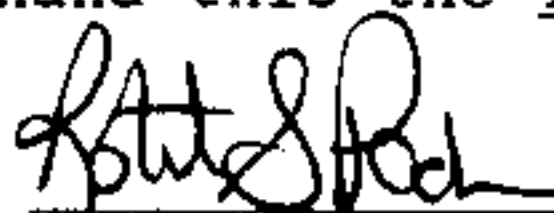
  
NANCY K. BURBIC

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that A. LESTER BURBIC and NANCY K. BURBIC, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of December, 1997.

  
Notary Public

My commission expires: 7/16/98

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