

SEND TAX NOTICE TO
William B. Hirschert
(Name) M. Jane Hirschert
166 St. Charles Drive
(Address) Helena, AL 35080

This instrument was prepared by
(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-14 Rev. 1992
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGNIFICENT CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thirty-Two Thousand and no/100----- DOLLARS

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

William Timothy Dobson and wife Stephanie Scogin Dobson
(herein referred to as grantors) do grant, bargain, sell and convey unto

William B. Hirschert and M. Jane Hirschert
(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 13, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Three, as recorded in Map Book 20, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 105,600.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

12/04/1998-48191
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
35.00
001 TEL

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, we have hereunto set our hand(s) and seal(s), this 20th day of November, 19 98.

WITNESS:
_____(Seal) William Timothy Dobson (Seal)
_____(Seal) _____ (Seal)
_____(Seal) Stephanie Scogin Dobson (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and/or said County, in said State, hereby certify that William Timothy Dobson and wife Stephanie Scogin Dobson 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 20th day of November, A. D., 19 98

3-12-2001
Notary Public.

Inst # 1998-48191