

Important: Read Instructions on Back Before Filling out Form.

[illegible]

1344
This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Afford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
David Edward Donaldson
4515 South Shades Crest Road
Birmingham, Alabama 35023

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Two Thousand Five Hundred and 00/100'S *** (\$92,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ed Dobbs, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto David Edward Donaldson and Phyllis A. Donaldson, husband and wife (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of the First Sector of The Residential Subdivision Highlands, as recorded in Map Book 10, page 59, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$94,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of Grantor or his spouse.

them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of September, 1991.

Ed Dobbs

Ed Dobbs

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ed Dobbs, a married man 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13TH day of SEPTEMBER, 19 91.

[Signature]
Notary Public

02-23-92

My commission expires

91 SEP 19 11 9:20

1. Bond Fee	<u> </u>	<i>Noted Paid</i>
2. Mfg. Tax	<u> </u>	
3. Recording Fee	<u> </u>	
4. Indexing Fee	<u> </u>	
5. No Tax Fee	<u> </u>	
6. Certified Fee	<u> </u>	
Total	<u> </u>	

Inst # 1999-49494

12/08/1999-49494
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 24.75