

SEND TAX NOTICE TO:

Mr. & Mrs. William T. Dobson  
5041 Wagon Trace  
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

Inst # 2000-15774

05/12/2000-15774  
11:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 504

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND NINETY THOUSAND AND NO/100.....(\$190,000.00) Dollars**, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **ANNE S. SCOGIN**, An Unmarried Woman (herein referred to as grantor), do grant, bargain, sell and convey unto **WILLIAM T. DOBSON** and **STEPHANIE S. DOBSON** (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 6, in Block 5, according to a Resurvey, as recorded in Map Book 6, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama, of Applecross, a subdivision of Inverness.**

Subject to:

1. Property taxes for 2000 and subsequent years, not yet due and payable.
2. Easements, Restrictions, Permits, Covenants, and Conditions of record.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mineral rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

The undersigned grantor, **ANNE S. SCOGIN**, is the surviving grantee in that certain deed recorded in Shelby County, Alabama, Volume 316, Page 928. The other grantee, **JAMES H. SCOGIN, JR.**, having died on September 4th, 1998.

**\$152,000.00** of the purchase price received above was paid from a first purchase money 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 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 do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I 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, I have hereunto set my hand and seal, this 9th day of May, 2000.

 (Seal)  
ANNE S. SCOGIN

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNE S. SCOGIN, An Unmarried 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 9th day of May, 2000.

  
Notary Public

My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov. 5, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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JCE JMA 49.00