

03-642  
Herbert H. Hobbs  
2933 Coatbridge Lane, Birmingham, Alabama 35242

20031010000683100 Pg 1/1 161.00  
Shelby Cnty Judge of Probate, AL  
10/10/2003 12:35:00 FILED/CERTIFIED

**WARRANTY DEED  
JOINT TENANCY**

**State of Alabama  
County of Shelby**

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

**Dewey M. Watts and Martha Watts, Husband and Wife,**

herein referred to as grantor does grant bargain, sell and convey unto

**Herbert H. Hobbs and Doris W. Hobbs**

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the **County of Shelby, State of Alabama:**

Lot 47, in Block 1, according to the survey of First Addition to Selkirk, a subdivision of Inverness, Phase IV, as recorded in Map Book 7, page 149 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2004 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned has set Dewey M. Watts hands and seals on this 7<sup>th</sup> day of October, 2003.

Dewey M. Watts  
Dewey M. Watts

Martha Watts  
Martha Watts

(STATE OF ALABAMA)  
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Dewey M. Watts and Martha Watts, 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 by hand and official seal this 7<sup>th</sup> day of October, 2003.

\_\_\_\_\_  
Notary Public Commission Expires 8-7-2006

PREPARED BY: MICHAEL GALLOWAY 999 Mount Olive Road, Gardendale, Al 35071