

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Holly Dobbs
William C. Dobbs III
647 Lake Drive
Shelby, AL 35143

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County } Know All Men by These Presents:

That in consideration of the sum of **Two Hundred Thirty One Thousand Seventy Dollars and No Cents (\$231,070.00)**, the amount of which can be verified as the **Shelby County Property Tax Commissioner's appraised value**, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Garry Miles, an unmarried man**; and **Holly Dobbs and William C. Dobbs III, wife and husband**, whose mailing addresses are - (Garry - 541 Dogwood Ten Lecks AL 35094); **Holly & William - 647 Lake Drive, Shelby, AL 35143** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Holly Dobbs and William C. Dobbs III, whose mailing address is 647 Lake Drive, Shelby, AL 35143** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, **the address of which is 647 Lake Drive, Shelby, AL 35143**; to wit;

LOT 345, ACCORDING TO THE SURVEY OF ALABAMA POWER COMPANY RECREATIONAL COTTAGE SITE, SECTOR 1, AS RECORDED IN MAP BOOK 21, PAGE 96 A-C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

The purpose of this deed is for Garry Miles to convey his undivided 1/3 interest in the property to Holly Dobbs and William C. Dobbs III. With this deed, Holly Dobbs and William C. Dobbs III now own 100% interest in the property.

With this deed, Holly Dobbs and William C. Dobbs III now have all of their interest in the property as joint tenants with right of survivorship.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

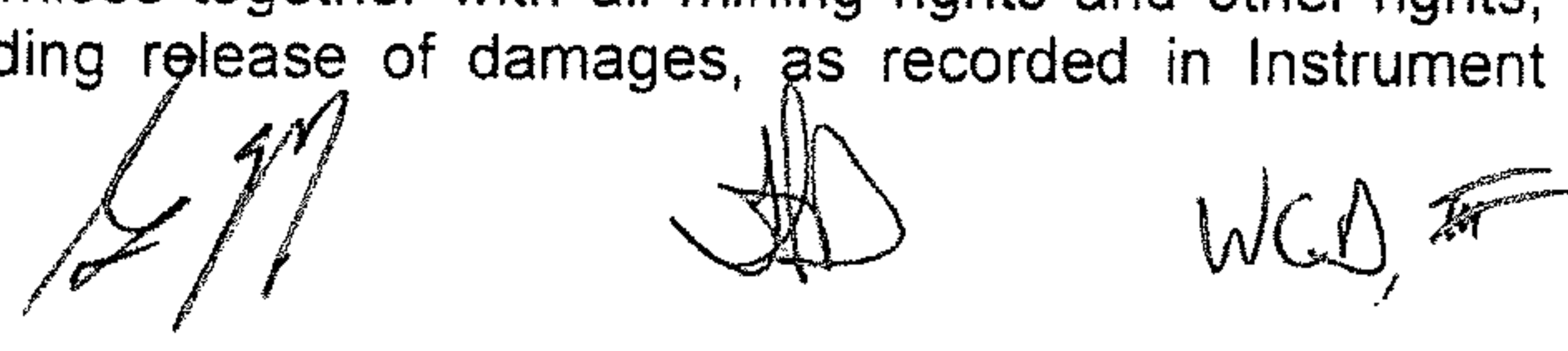
Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 21, Page 96 A-C.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easements for utility service lines as set out in Instrument 1996-28700.

Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto, including release of damages, as recorded in Instrument 1997-27165.



Right of way for public road granted to Shelby County as recorded in Deed Book 326, Page 384.

Rights of parties in possession under outstanding leases,

Right of way, easements, restrictions, reservations and release of damages as described in deed recorded under Instrument 1997-27165.

Existing leases for recreational house sites and any right, title, interest of grantee or third parties in any improvements on the property whether or not of record created by parties other than Alabama Property Company.

Shoreline control use permits.


Restrictions and reservations contained in that certain right of way deed from Alabama Power Company to Shelby County as recorded in Deed Book 234, Page 447.

All outstanding mortgages of record.

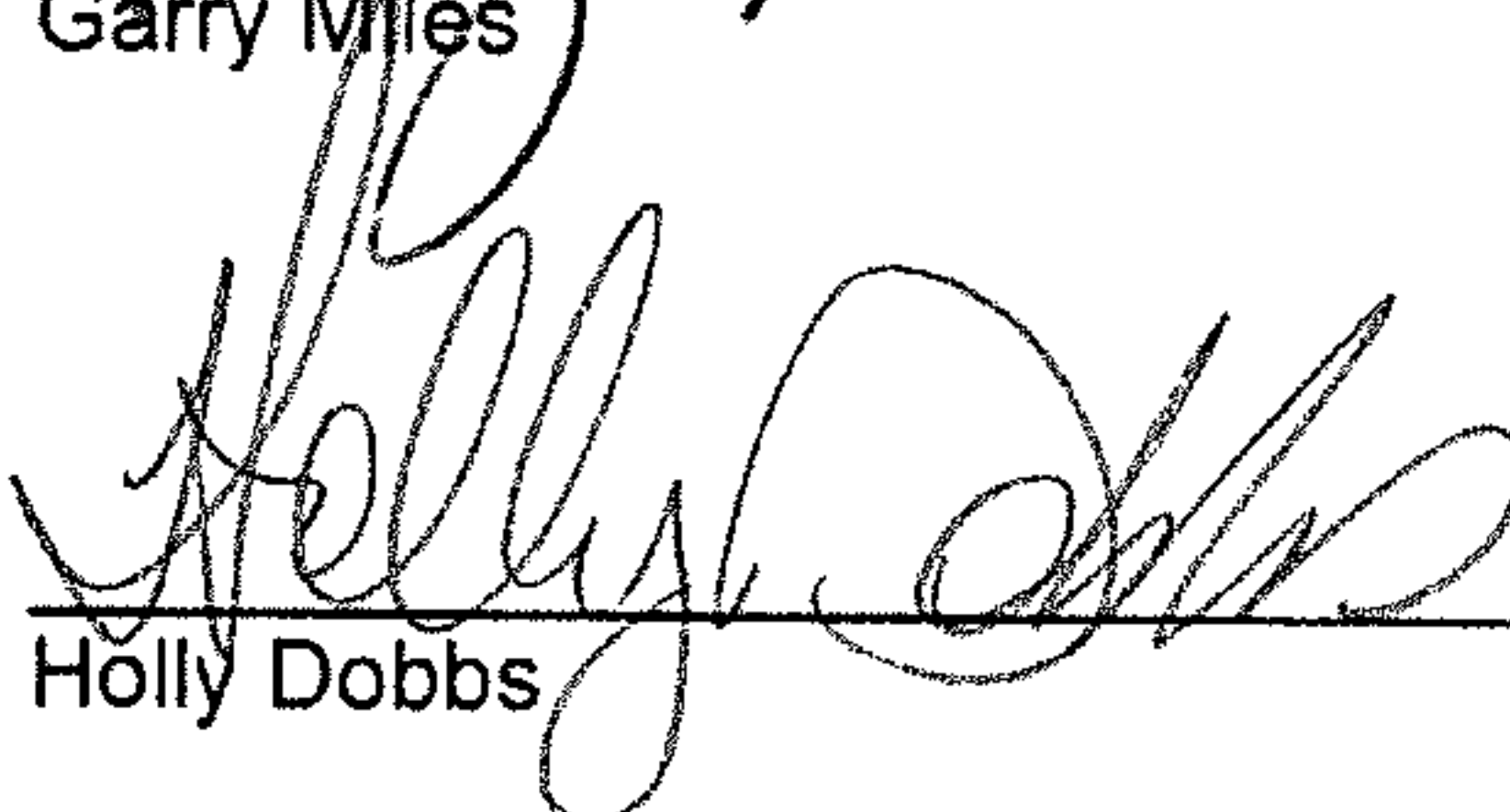
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

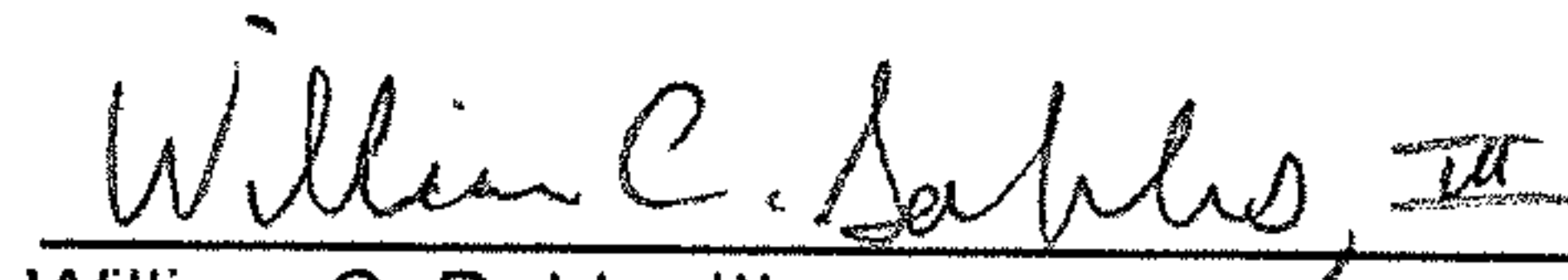
IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of January, 2016.



Garry Miles



Holly Dobbs



William C. Dobbs III

State of Alabama

} General Acknowledgment

JEFFERSON County

I, LYNN HIGHTOWER-MOORE a Notary Public in and for the said County, in said State, hereby certify that Garry Miles, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14TH day of January, 2016.

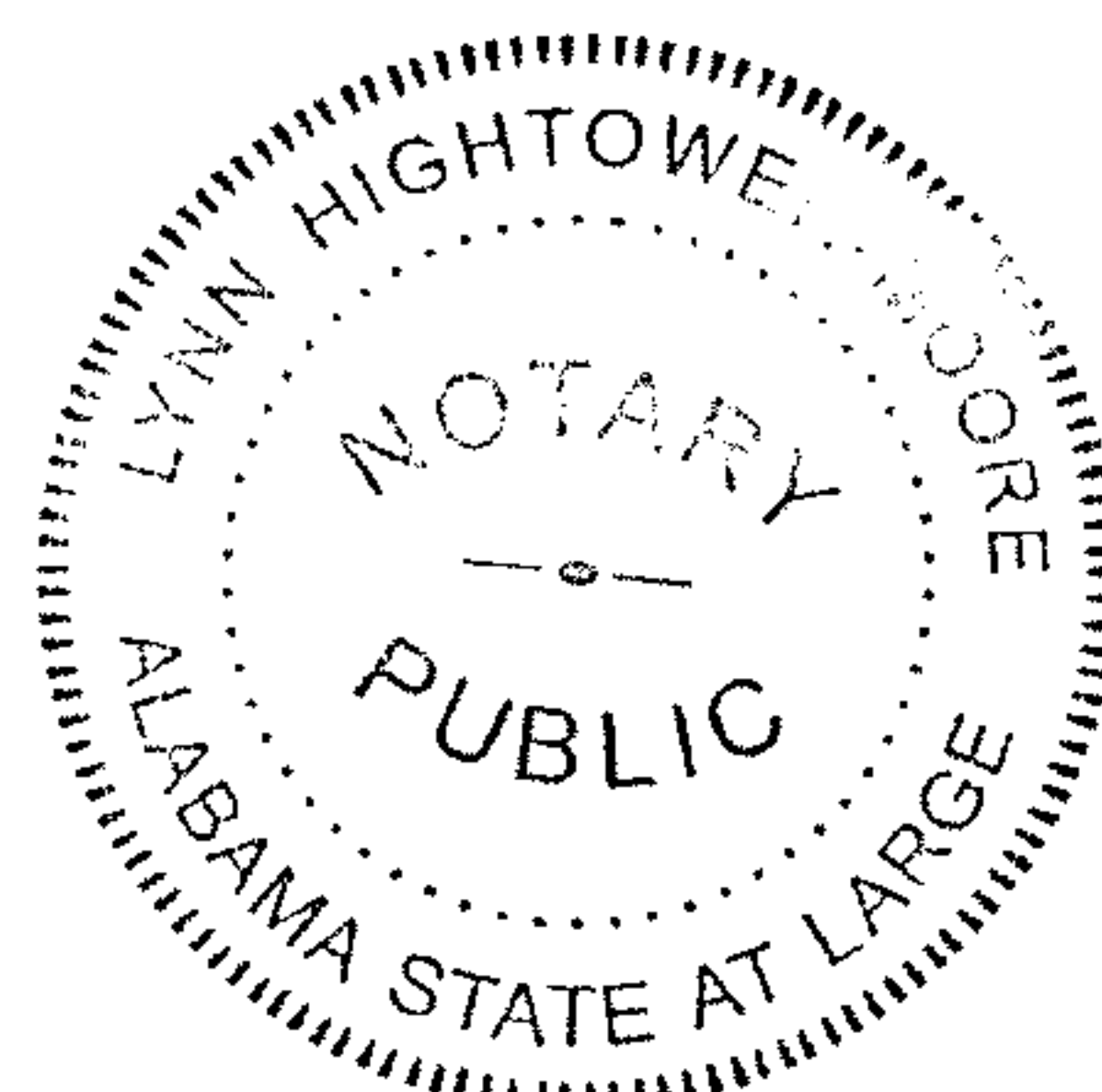


Notary Public, State of Alabama

LYNN HIGHTOWER-MOORE

Printed Name of Notary

My Commission Expires: 1-8-18



STATE OF Alabama

} General Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Holly Dobbs and William C. Dobbs III, 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 this the 14th day of January, 2016.

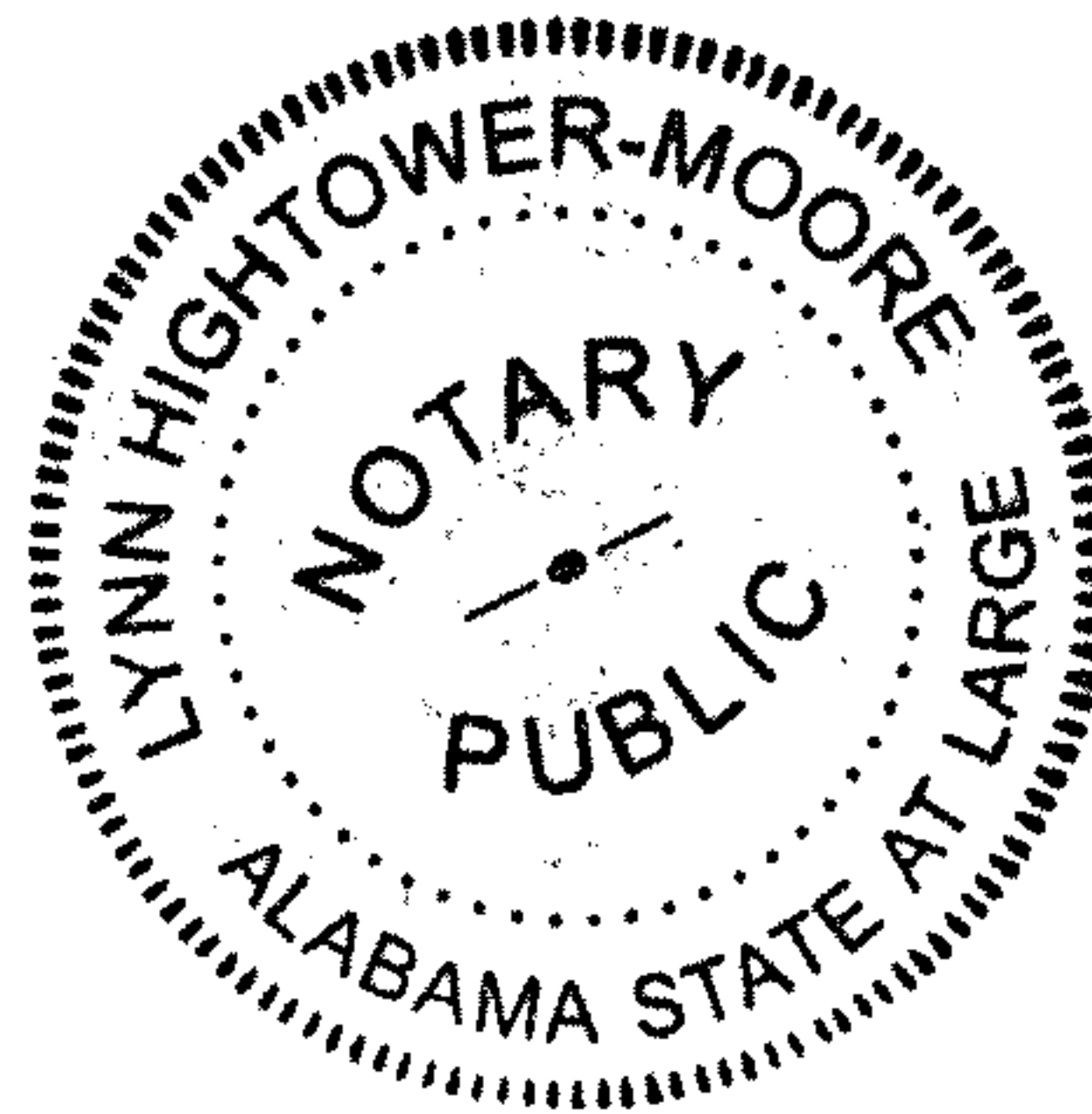


Notary Public, State of Alabama

Lynn Hightower-Moore

Printed Name of Notary

My commission expires: 1-8-18



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Garry Miles	Grantee's Name	Holly Dobbs
Mailing Address		Mailing Address	William C. Dobbs III
			647 Lake Drive
			Shelby, AL 35143
Property Address	647 Lake Drive	Date of Sale	January, 2016
	Shelby, AL 35143	Total Purchase Price	\$231,070.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale	Appraisal
Sales Contract	X Other - Shelby County Property Tax Commissioner's value
X Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

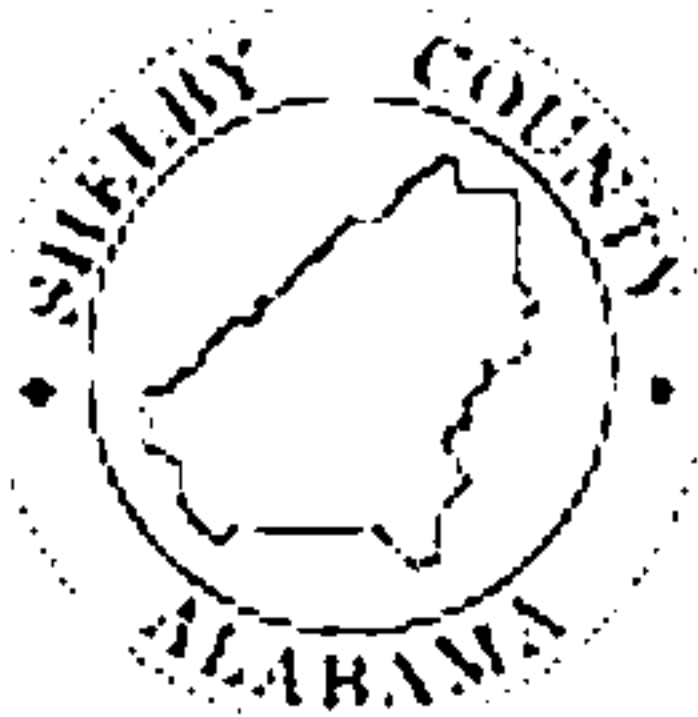
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	January, 2016	Print	WILLIAM C. DOBBS, III
Unattested	(verified by)	Sign	William C. Dobbs, III
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/20/2016 10:35:54 AM
\$254.50 CHERRY
20160120000019920

(Signature)