

This Instrument Was Prepared By:  
 Michael A. Newsom, Attorney at Law  
 Suite 2021, City Federal Building, Birmingham, Alabama 35203

THE STATE OF ALABAMA )  
 )  
 SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Homer L. Dobbs and wife, Peggy R. Dobbs; W. D. Upton and wife, Annie L. Upton, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto HOMER L. DOBBS and W. D. UPTON (herein referred to as Grantees) as tenants in common, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1 - A parcel of land situated in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter all in Section 21, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 21; thence run in a Westerly direction along the South Line of said Quarter-Quarter a distance of 662.31 feet; thence turn an angle to the right of 87° 14'39" and run in a Northerly direction a distance of 1,311.38 feet to its intersection with the South Line of the Southwest Quarter of the Northwest Quarter of said Section 21; thence turn an angle to the left of 87°23'23" and run in a Westerly direction along the South Line of said Quarter-Quarter for a distance of 663.60 feet to the Southwest Corner of said Southwest Quarter of Northwest Quarter; thence turn an angle to the right of 87°19'01" and run in a Northerly direction along the West Line of said Quarter-Quarter a distance of 463.85 feet to its intersection with the Southeasterly right-of-way line of Valley Dale Road; thence turn an angle to the right of 40°16'30" and run in a Northeasterly direction along the Southeasterly right-of-way line of said Valley Dale Road a distance of 188.75 feet to the point of commencement of a curve to the left having



19760826000082180 1/4 \$.00  
 Shelby Cnty Judge of Probate, AL  
 08/26/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 573

a central angle of  $20^{\circ}00'$  and a radius of 2,322.92 feet; thence continue along the arc of said curve in a Northeasterly direction a distance of 810.85 feet to the end of said curve; thence continue in a Northeasterly direction along the tangent extended to last described curve a distance of 340.50 feet to the point of commencement of a curve to the right having a central angle of  $3^{\circ}06'21''$  and a radius of 1,879.56 feet; thence continue along the arc of said curve a distance of 101.89 feet; thence from tangent of last described curve, turn an angle to the right of  $69^{\circ}00'24''$  and run in an Easterly direction a distance of 645.33 feet to its intersection with the East Line of the Northwest Quarter of the Northwest Quarter of said Section 21; thence turn an angle to the right of  $87^{\circ}37'40''$  and run in a Southerly direction along the East Line of said Quarter-Quarter a distance of 437.90 feet to the Northeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 21; thence turn an angle to the right of  $0^{\circ}03'44''$  and run in a Southerly direction along the East Line of said Southwest Quarter of the Northwest Quarter of said Section 21, a distance of 1,313.45 feet to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 21; thence turn an angle to the right of  $0^{\circ}07'47''$  and run in a Southerly direction along the East Line of said Northwest Quarter of the Southwest Quarter a distance of 1,315.48 feet to the point of beginning.

PARCEL 2 - Commence at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 West; thence run in an Easterly direction along the South Line of said Quarter-Quarter a distance of 333.05 feet to the point of beginning; thence continue on last described course a distance of 105.62 feet to its intersection with the Northwesterly right-of-way line of Valley Dale Road, said point being situated on a curve; thence from last described course, turn an angle to the left to the tangent to a curve of  $71^{\circ}07'28''$ ; thence run along the arc of a curve having a central angle of  $1^{\circ}06'32''$  and a radius of 2,242.92 feet, a distance of 43.41 feet to the end of said curve; thence continue in a Northeasterly direction along the Northwesterly right-of-way line of said Valley Dale Road along the tangent extended to last described curve a distance of 340.50 feet to the point of commencement of a curve to the right having a central angle of  $2^{\circ}12'39''$  and a radius of 1,959.56 feet; thence continue along the arc of said curve a distance 75.61 feet; thence from the tangent of last described curve, turn an angle to the left of  $110^{\circ}05'54''$  and run in a Westerly

BOOK 300 PAGE 574



19760826000082180 2/4 \$.00  
Shelby Cnty Judge of Probate, AL  
08/26/1976 12:00:00AM FILED/CERT

direction a distance of 266.96 feet; thence turn an angle to the left of 92°25' and run in a Southerly direction a distance of 436.87 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes for the current year, 1976.
2. Title to minerals underlying captioned land with mining rights and privileges belonging thereto.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 129, at Page 567, Office of Judge of Probate of Shelby County, Alabama.
4. Public road right of way to Shelby County recorded in Deed Book 177 at Page 39, in said Probate Office is excepted; right of way of Valley Dale Road is excepted.
5. Subject to that certain mortgage from Homer L. Dobbs and wife, Peggy Dobbs, and W. D. Upton and wife, Annie L. Upton, to Jefferson Federal Savings and Loan Association of Birmingham, dated March 17, 1976, and recorded in Mortgage Book 353, Page 656, in the Probate Office of Shelby County, Alabama.

THIS DEED IS GIVEN FOR THE PURPOSE OF CORRECTING THAT CERTAIN DEED HERETOFORE FILED IN DEED BOOK 288, PAGE 434, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BY VESTING TITLE IN THE NAMED GRANTEEES HEREIN AS TENANTS IN COMMON AND NOT JOINTLY WITH RIGHT OF SURVIVORSHIP.

TO HAVE AND TO HOLD to the said Grantees and their heirs and assigns forever, together with every contingent remainder and right of reversion.

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



19760826000082180 3/4 \$.00  
Shelby Cnty Judge of Probate, AL  
08/26/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 575

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 26<sup>th</sup> day of August, 1976.

Homer L. Dobbs (SEAL)  
HOMER L. DOBBS

Peggy R. Dobbs (SEAL)  
PEGGY R. DOBBS

W. D. Upton (SEAL)  
W. D. UPTON

Annie L. Upton (SEAL)  
ANNIE L. UPTON

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HOMER L. DOBBS and wife, PEGGY R. DOBBS; and W. D. UPTON and wife, ANNIE L. UPTON 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 26<sup>th</sup> day of August, 1976

Michael W. Johnson  
Notary Public

19760826000082180 4/4 \$.00  
Shelby Cnty Judge of Probate, AL  
08/26/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 AUG 26 PM 12:50  
Book 244-333  
Came from  
JUDGE OF PROBATE