



725

american title insurance company

This instrument was prepared by

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Forty One and 90/100----- DOLLARS  
(\$4,041.90)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William Durall Dobbins, III, and Veronica A. Dobbins Zeigler, as Trustees for  
William D. Dobbins, III under instruments of trust dated 9/1/48, 8/1/49 & 1/1/53  
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Othar J. Denard and wife, Mable C. Denard

(herein referred to as GRANTEES) for and during their joint lives 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 to-wit:

"SEE ATTACHED LEGAL DESCRIPTION"

Subject to easements and restrictions of record and current  
year taxes.

Also conveyed hereby is a 1/31% interest in that certain private  
roadway which adjoins the property and which is more particularly  
described in the attached exhibit hereto.

This conveyance of roadway interest is subject to an easement for  
ingress and egress which is simultaneously being granted to all  
property owners whose land adjoins said roadways.



19800222000021100 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
02/22/1980 00:00:00 FILED/CERTIFIED

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th  
day of February, 1980

WITNESS:

(Seal)

(Seal)

(Seal)

*William Durall Dobbins, III* (Seal)  
William Durall Dobbins, III

*Veronica A. Dobbins Zeigler* (Seal)  
Veronica A. Dobbins Zeigler

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned  
herby certify that William Durall Dobbins, III and Veronica A. Dobbins Zeigler as  
Trustees 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 13 day of February, A. D., 1980

BOOK 325 PAGE 61

A tract of land situated in the SE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of said Section and run North along said 1/4 line a distance of 53.43 feet; thence turn an angle of 90°00' to the right and run in an Easterly direction a distance of 597.56 feet to the point of beginning; thence turn an angle to the left of 73°04'55" and run a distance of 404.73 feet; thence turn an angle to the right of 88°01' and run in a Southeasterly direction a distance of 190.00 feet to the p.c. of a curve to the right having a central angle of 30°45' and a radius of 151.83 feet; thence run along said curve a distance of 81.49 feet to the p.t.; thence run along tangent a distance of 31 feet to the p.c. of a curve to the left having a central angle of 38°30' and a radius of 201.81 feet; thence run along said curve a distance of 135.61 feet to the p.t.; thence run on the tangent in a Southeasterly direction a distance of 155.53 feet; thence turn an angle to the right of 51°31' and run in a Southeasterly direction a distance of 403.69 feet to the North right of way of Southern Railroad; thence turn an angle to the right of 313°26'30" and run in a Southwesterly direction along said right of way a distance of 391.30 feet to the p.c. of a curve to the left having a central angle of 9°19'12" and a radius of 3019.04 feet and run along said curve a distance of 491.09 feet to the point of beginning. Contain 4.99 acres more or less.



DESCRIPTION OF THREE 60 FOOT WIDE (30 FEET ON EACH SIDE OF THE CENTERLINE)  
ROADS FOR EASEMENT PROPERTY

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

DESCRIPTION 1: Centerline being described as follows:

Dec 4  
Rev. 4  
Ind. 1  
10.0

From the northwest corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a southerly direction along the west line of said  $\frac{1}{4}$  section for a distance of 741.00 feet to the point of beginning, thence turn an angle to the left of ~~76°44'43"~~ and run in a southeasterly direction for a distance of 101.08 feet to a point of curve, said curve being concave in a northerly direction and having a radius of 174.46 feet and a central angle of 43°43'32", thence turn an angle to the left and run along the arc of said curve for a distance of 133.14 feet to the end of said curve, thence turn an angle to the left and run in a northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point of a second curve, said second curve being concave in a southeasterly direction and having a radius of 245.76 feet and a central angle of 23°00', thence turn an angle to the right and run along the arc of said curve for a distance of 98.66 feet to the end of said curve, thence turn an angle to the right and run in a northeasterly direction along a line tangent to the end of said curve for a distance of 345.00 feet to a point of a third curve, said third curve being concave in a southerly direction and having a radius of 235.23 feet and a central angle of 24°00', thence turn an angle to the right and run along the arc of said curve for a distance of 98.53 feet to the end of said curve, thence turn an angle to the right and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a fourth curve, said fourth curve being concave in a northerly direction and having a radius of 263.36 feet and a central angle of 21°30', thence turn an angle to the left and run along the arc of said curve for a distance of 98.83 feet to the end of said curve, thence turn an angle to the left and run in an easterly direction along a line tangent to the end of said curve for a distance of 301.00 feet to a point of curve, said curve being concave in a southwesterly direction and having a radius of 242.92 feet and a central angle of 44°45', thence turn an angle to the right and run along the arc of said curve for a distance of 189.73 feet to the end of said curve, thence turn an angle to the right and run along a line tangent to the end of said curve in a southeasterly direction for a distance of 278.00 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 451.07 feet and a central angle of 25°00', thence turn an angle to the left and run along the arc of said curve for a distance of 196.32 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 210.00 feet to a point of curve, said curve being concave in a southeasterly direction and having a radius of 161.33 feet and a central angle of 30°45', thence turn an angle to the right and run along the arc of said curve for a distance of 97.59 feet to the end of said curve, thence turn an angle to the right and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 31.00 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 171.81 feet and a central angle of 33°30', thence turn an angle to the left and run along the arc of said curve for a distance of 115.45 feet to the end of said curve, thence turn an angle to the left and run in a

southeasterly direction along a line tangent to the end of said curve for a distance of 245.00 feet, thence turn an angle to the right of 83°30' and run in a southerly direction for a distance of 42.00 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 155.03 feet and a central angle of 35°45', thence turn an angle to the left and run along the arc of said curve for a distance of 96.73 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 680.34 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 166.75 feet and a central angle of 33°23', thence turn an angle to the left and run along the arc of said curve for a distance of 97.16 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 490.17 feet to a point of curve, said curve being concave in a northerly direction and having a radius of 130.80 feet and a central angle of 18°36', thence turn an angle to the left and run along the arc of said curve for a distance of 42.46 feet to the end of said curve, thence turn an angle to the left and run in an easterly direction along a line tangent to the end of said curve for a distance of 50.99 feet to a 50 foot radius point being the center of a circle, said 50 foot radius point or center of circle also being the ending point.

The road easement above described also extends 50 feet in all directions from said center of circle or 50 foot radius point.