

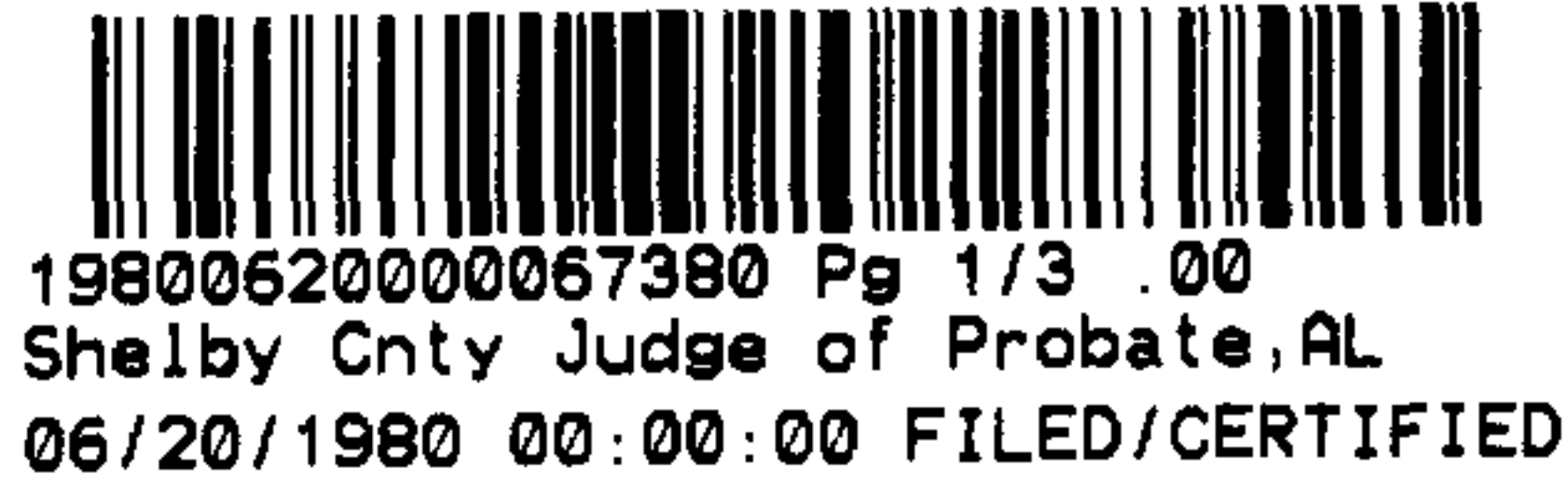
(Name) Kenneth D. Wallis, Attorney at Law  
(Address) Suite 107 Colonial Center, 1009 Montgomery Hwy., South  
Vestavia Hills, Alabama 35216  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twelve Thousand Five Hundred Ninety Two and 32/100---DOLLARS  
(\$12,592.32)

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  
W. O. Letson, Jr. and wife, Sherry W. Letson  
(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.

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 26th  
day of March, 1980

WITNESS:  
\_\_\_\_\_(Seal) William Durall Dobbins, III (Seal)  
\_\_\_\_\_(Seal) Veronica A. Dobbins Zeigler (Seal)  
\_\_\_\_\_(Seal) As Trustees under Trusts dated 9/1/48, 8/1/49 & 1/1/53 (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that William Durall Dobbins, III & Veronica A. Dobbins Zeigler in their  
capacity as said trustees 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 26th day of March A. D., 1980  
\_\_\_\_\_  
Notary Public.

3578 ...  
934 ... 35243



# RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

DESCRIPTION 1: Centerline of road is as follows:

From the northwest corner of the lot in the NW 1/4 of Section 29, Township 21 South, Range 1 West, Shoshone County, Idaho, run in a southerly direction along the west line of said lot for a distance of 111.00 feet to the point of beginning, thence turn an angle to the left of  $76^{\circ}41'43''$  and run in a southeasterly direction for a distance of 191.00 feet to a point of curve, said curve being concave in a southeasterly direction and having a radius of 174.46 feet and a central angle of  $10^{\circ}43'52''$ , 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  $23^{\circ}09'$ , thence turn an angle to the right and run along the arc of said curve for a distance of 98.06 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  $24^{\circ}00'$ , 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  $21^{\circ}30'$ , 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  $44^{\circ}45'$ , 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 451.97 feet and a central angle of  $25^{\circ}00'$ , thence turn an angle to the left and run along the arc of said curve for a distance of 190.12 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 110.00 feet to a point of curve, said curve being concave in a southeasterly direction and having a radius of 181.93 feet and a central angle of  $30^{\circ}45'$ , 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 the 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  $33^{\circ}30'$ , 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  $83^{\circ}30'$  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  $35^{\circ}45'$ , 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 100.75 feet and a central angle of  $33^{\circ}23'$ , 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 106.11 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  $18^{\circ}36'$ , thence turn an angle to the left and run along the arc of said curve for a distance of 12.40 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 extend 50 feet in all directions from said center of circle or 50 foot radius point.



Commencing at the southeast corner of S.W. 1/4, of the S.E. 1/4, of section 8, T-21-S, R-1-W, for the P.O.B. thence run N 00°38'33" E, along the east line of said S.W. 1/4 of the S. E. 1/4, a distance of 697.34 feet to a point on the southerly R/W line of Southern Railroad. Thence run S 87°03'15" W, along said R/W line, a distance of 505.46 feet to the P.C. of a curve to the right, (having a radius of 2757.53 feet, and a delta angle of 14°30'15") thence run northwesterly along the arc of said curve, a distance of 698.05 feet, to the P.T. thence run N 78°26'30" W, along said R/W line, a distance of 1145.10 feet, thence run southeasterly along the arc of a curve to the right (said curve having a radius of 555.63 feet, and a delta angle of 40°29'46") an arc distance of 43.60 feet to the P.T. thence run S 35°36'36" E, a distance of 155.56 feet to the P.C. of a curve to the left (said curve having a radius of 136.75 feet and a delta angle of 33°23'00") thence run southeasterly along the arc of said curve, a distance of 79.68 feet to the P.T. thence run S 68°59'35" E, a distance of 489.71 feet to the P.C. of a curve to the left, (having a radius of 100.80 feet, and a delta angle of 18°36'00") thence run southeasterly along the arc of said curve, a distance of 32.72 feet to the P.C. of a curve to the left, (having a radius of 25.00 feet and a delta angle of 42°50'00") thence run northeasterly along the arc of said curve, a distance of 18.69 feet to a point on the arc of a 50 foot Cul-De-Sac, thence run along the arc of said Cul-De-Sac a distance of 120.86 feet, thence run N 81°55'10" E, a distance of 190.15 feet, thence run S 00°13'47" W, a distance of 547.62 feet to the southwest corner of the S. W. 1/4 of the S.E. 1/4, of section 28, T-21-S, R-1-W, thence run S 89°55'12" E, a distance of 1359.18 feet to the P.O.B. said property lying and being all in section 28, T-21-S, R-1-W, Shelby County, Alabama. Containing 26.234 acres more or less.

19800620000067380 Pg 3/3 .00  
Shelby Cnty Judge of Probate, AL  
06/20/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
SHELBY COUNTY

1980 JUN 20 PM 2:04

*Thomas B. Lawrence*  
JUDGE OF PROBATE

Deed	13.00
Rec.	4.50
Inded	1.00
	<hr/> 18.50