## TITLE NOT EXAMINED

Send tax notice to: Veronica A. Zeigler Regency Crown, Unit 600 1200 Beacon Parkway East Birmingham, Alabama 35209 This instrument prepared by: Charles A. J. Beavers, Jr. Bradley, Arant, Rose & White 2001 Park Place, Suite 1400 Birmingham, Alabama 35203

STATE OF ALABAMA	
SHELBY COUNTY	

## STATUTORY WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Veronica A. Dobbins Zeigler as Trustee under the Last Will and Testament of George Stacey Dobbins, deceased ("Grantor") by Veronica A. Zeigler ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the south half of the southwest quarter and part of the southwest quarter of southeast quarter, all in Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows:

Beginning at the northeast corner of said southwest quarter of southeast quarter, run south along the east line of said 1/4-1/4 section for a distance of 1,110.82 feet; thence turn an angle to the right of 89 degrees 56 minutes and run westerly for a distance of 3,397.86 feet; thence turn an angle to the right of 48 degrees 41 minutes and run northwesterly for a distance of 910.26 feet to a point on the southeast line of the right of way of Shelby County Road No. 11; thence turn an angle to the right of 90 degrees and run northeasterly along said road right of way line for a distance of 650 feet to a point on the north line of the southwest quarter of southwest quarter of said Section 30 which is 3,512.05 feet west of the point of beginning; thence east along said north line a distance of 3,512.05 feet to the point of beginning.

10/28/1996-35653 11:01 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 NCD 11.50 Veronica A. Dobbins Zeigler is the sole Trustee under the Last Will and Testament of George Stacey Dobbins, deceased. William Durall Dobbins, Jr. resigned as Trustee under said will on February 1, 1972, a copy of which resignation is attached hereto.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever; subject, however, to the current ad valorem taxes and easements, restrictions, reservations, and rights of way of record.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the day of Monday, 1995.

[SEAL]

Veronica A. Dobbins Zeigler as Trustee under the Last Will and Testament of George Stacey Dobbins, deceased

a G. Voluno Zergles

Inst # 1996-35653

STATE OF ALABAMA

COUNTY OF JEFFERSON

10/28/1996-35653
11701 AM CERTIFIED
STELBY COUNTY JUDGE OF PROBATE
11.50

I, the undersigned, a notary public in and for said county in said state, hereby certify that Veronica A. Dobbins Zeigler, whose name as Trustee under the Last Will and Testament of George Stacey Dobbins, deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 10 day of 1995

Notary Public

[NOTARIAL SEAL]

My commission expires: 2/1//

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