

This instrument was prepared by:  
JACK H. HARRISON  
Scott, Sullivan, Streetman & Fox, P.C.  
2450 Valleydale Road  
Birmingham, AL 35244

Send Tax Notice to:  
Peggy R. Dobbs  
474 Liberty Ridge Road  
Chelsea, AL 35043

**WARRANTY DEED**

**VALUE - \$ 150,000.00**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, STAGG RUN DEVELOPMENT, LLC.(hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey to Peggy R. Dobbs (hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama:

That certain tract of land described on Exhibit A attached hereto and made a part hereof.

Subject to covenants, easements and restrictions of record and current taxes.

TO HAVE AND HOLD unto Grantee, her heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, her heirs, executors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set is hand and seal, on this, the 23<sup>rd</sup> day of January, 2007.

GRANTOR:

STAGG RUN DEVELOPMENT, L.L.C.

By: [Signature]  
Its Managing Member

20070223000083160 2/3 \$167.00  
Shelby Cnty Judge of Probate, AL  
02/23/2007 08:20:36AM FILED/CERT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public for the State of Alabama hereby certify that Homer L. Dobbs, Jr., whose name as Managing Member of STAGG RUN DEVELOPMENT, L.L.C. is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being fully familiar with the contents of the said conveyance, he executed the same voluntarily and with full authority to do so on the date the same bears date.

Given under my hand and seal on this, the 23 day of January, 2007.

M. L. H.  
NOTARY PUBLIC  
My Commission expires on the 21 day  
of May, 2008.



20070223000083160 3/3 \$167.00  
Shelby Cnty Judge of Probate, AL  
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## EXHIBIT A

The East One-half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 33, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a one-inch crimped iron found locally accepted to be the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 33; thence run North 87 degrees 52 minutes 02 seconds West along the South of said Quarter-Quarter Section for a distance of 330.82 feet to an iron pin found; thence run North 00 degrees 16 minutes 21 seconds East for a distance of 665.63 feet to an iron pin found; thence run South 88 degrees 12 minutes 23 seconds East for a distance of 328.41 feet to an iron pin found on the East line of said Quarter-Quarter Section; thence run South 00 degrees 04 minutes 15 seconds West for a distance of 667.66 feet to the point of beginning.