

146
STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ten dollars (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by Veronica A. Dobbins Zeigler, the receipt whereof is acknowledged, we, William Durall Dobbins, Jr. and wife, Polly Dobbins; Veronica A. Dobbins Zeigler and William Durall Dobbins, Jr. as Trustees under the Last Will and Testament of George Stacey Dobbins, deceased, and Dobbins Brothers Construction Company, Inc., a corporation, do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the northeast corner of the NW 1/4 of the NE 1/4 of Section 31, Township 20 South, Range 2 West and run in a southerly direction along the east line of said 1/4-1/4 section 275 feet to the point of beginning; thence continue along the last stated course 400 feet to a point; thence in a westerly direction and parallel to the north line of said 1/4-1/4 section to a point on the edge of a lake; thence in a northerly direction along the edge of said lake to a point which is 275 feet south of the north line of said 1/4-1/4 section; thence in an easterly direction and parallel to the north line of said 1/4-1/4 section to the point of beginning. Containing 10 acres, more or less.

Also conveyed herewith is an easement, right of way and means of ingress and egress to the paved public road, which road is now well defined, in existence and use.

Subject to:

1. Taxes due in the year 1969.
2. An existing road right of way across said property as said road is presently located, having a width of 50 feet on each side of the centerline of said existing road.

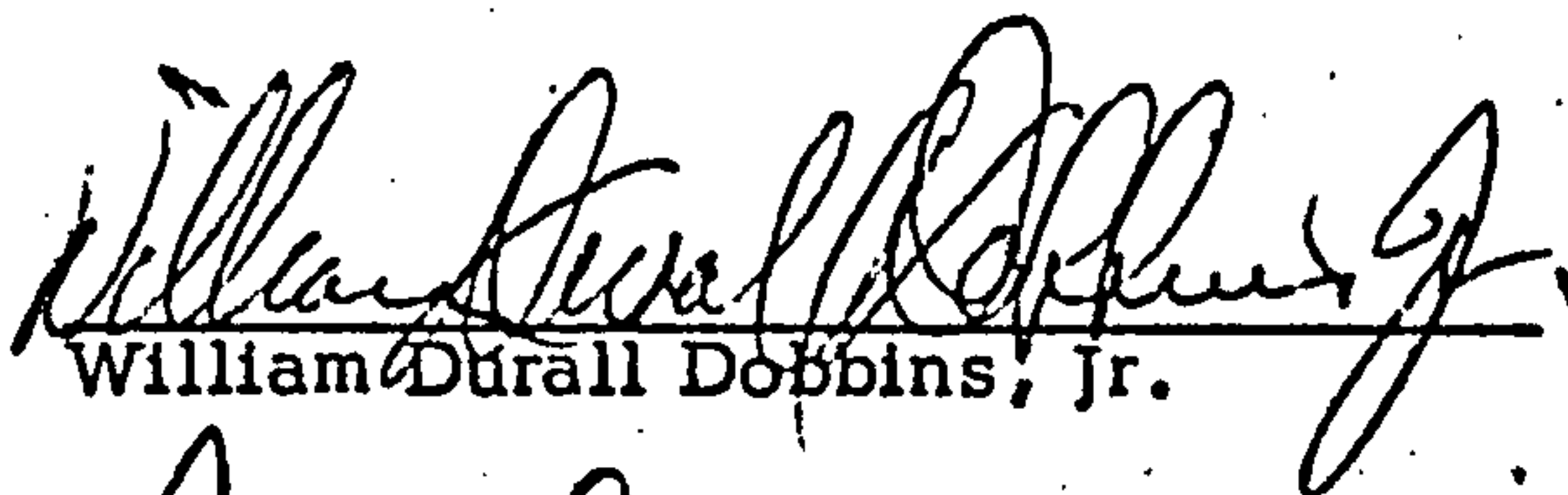
TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

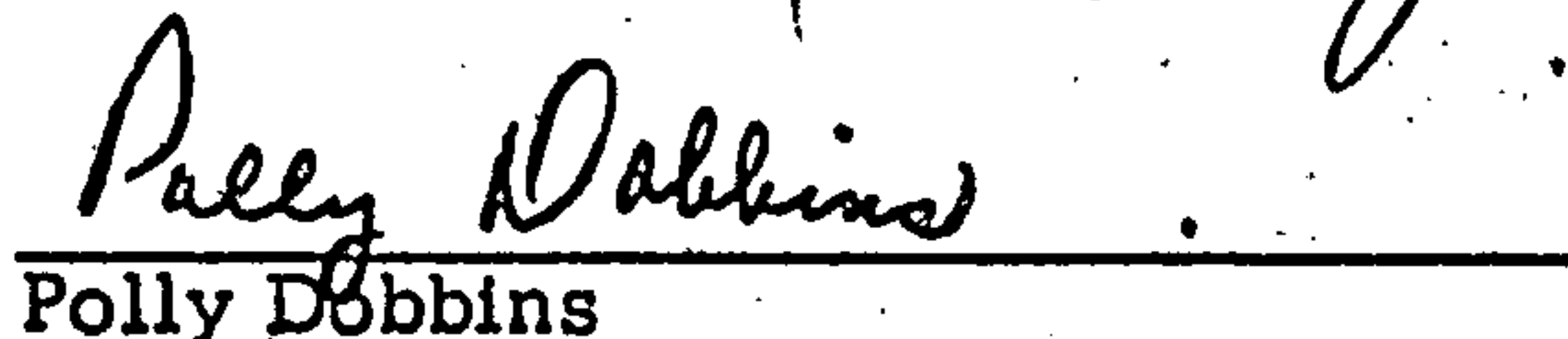
The grantors herein do hereby further covenant and agree as follows: That the property above described fronts a lake located in said Section 31 which lake and the land surrounding same is owned by the grantors herein and in order to protect the grantee herein and the subsequent owners of the property conveyed hereby, the grantors herein do hereby covenant and agree in consideration of the purchase price of subject property to convey no other land along said lake without the written approval of the grantee herein, her

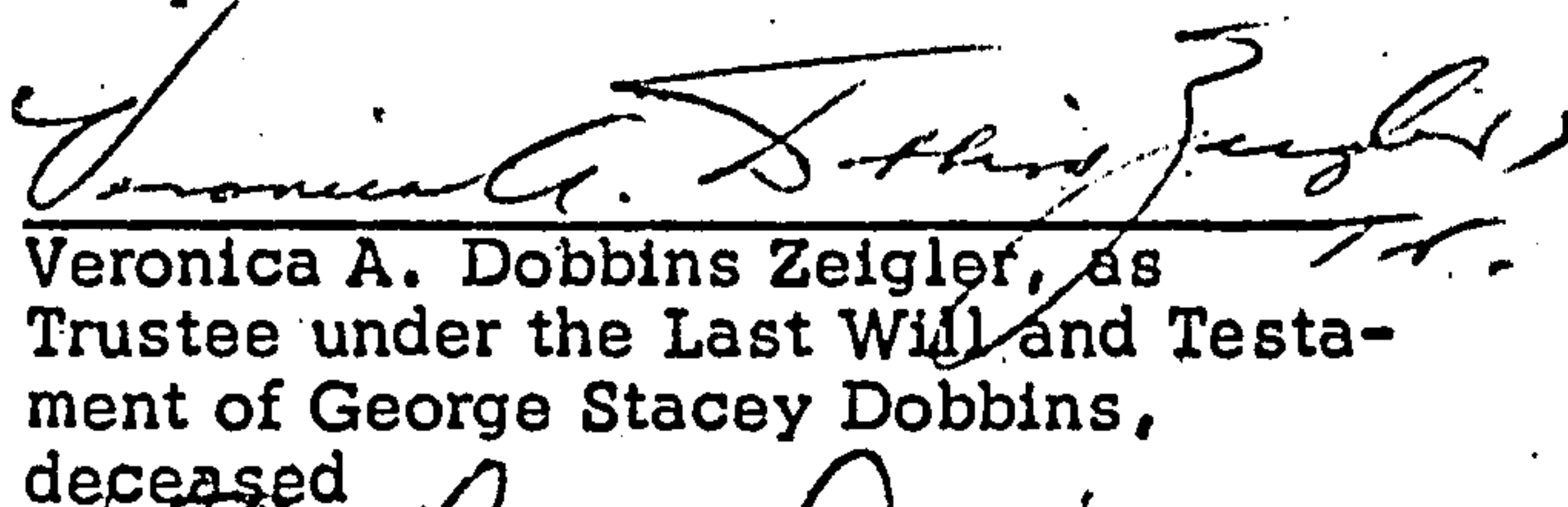
heirs and assigns and that any other conveyances of property upon said lake will be subject to lot size, location and development plans being approved in writing by the grantee herein, her heirs and assigns. It is further covenanted and agreed that the grantee herein shall enjoy the right to the use and benefit of the entire lake; however, this grant does not prohibit the sale of other lake front lots and the development of same in accordance with the covenants set forth hereinabove.

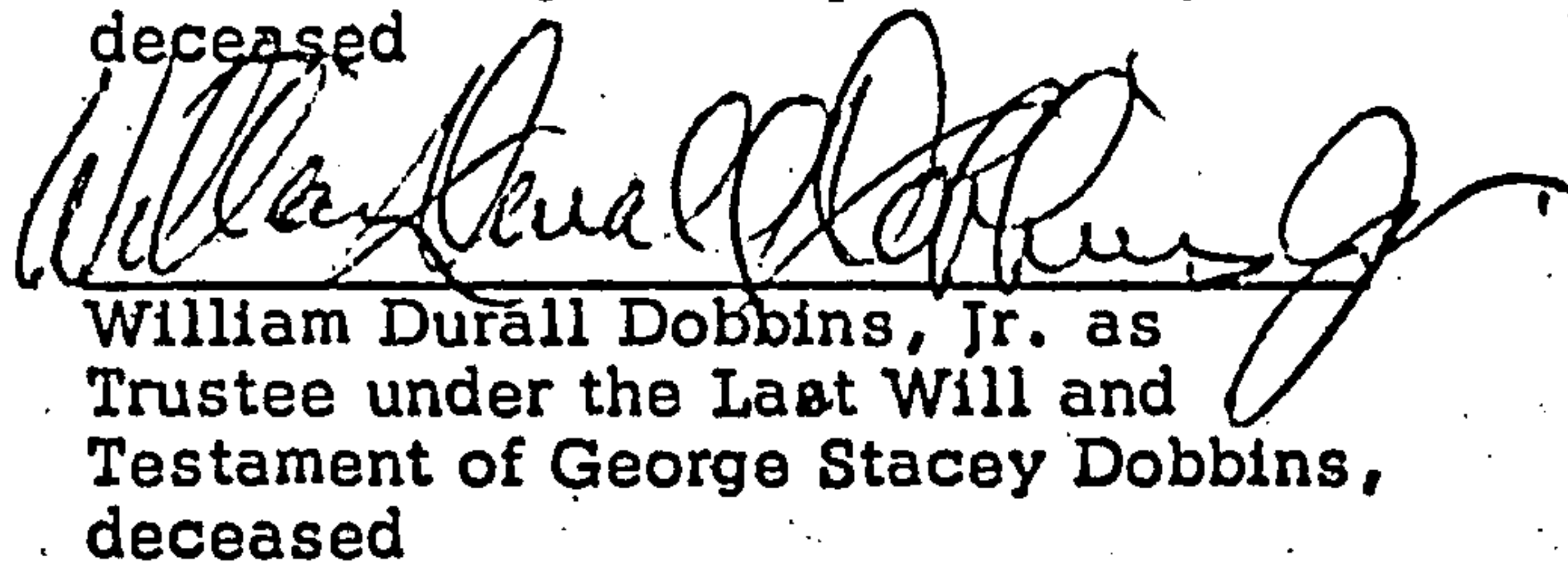
And we do, for ourselves and for our heirs, executors, administrators and assigns, covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as set forth hereinabove; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, administrators and assigns shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 26th day of September, 1969.


William Durall Dobbins, Jr.

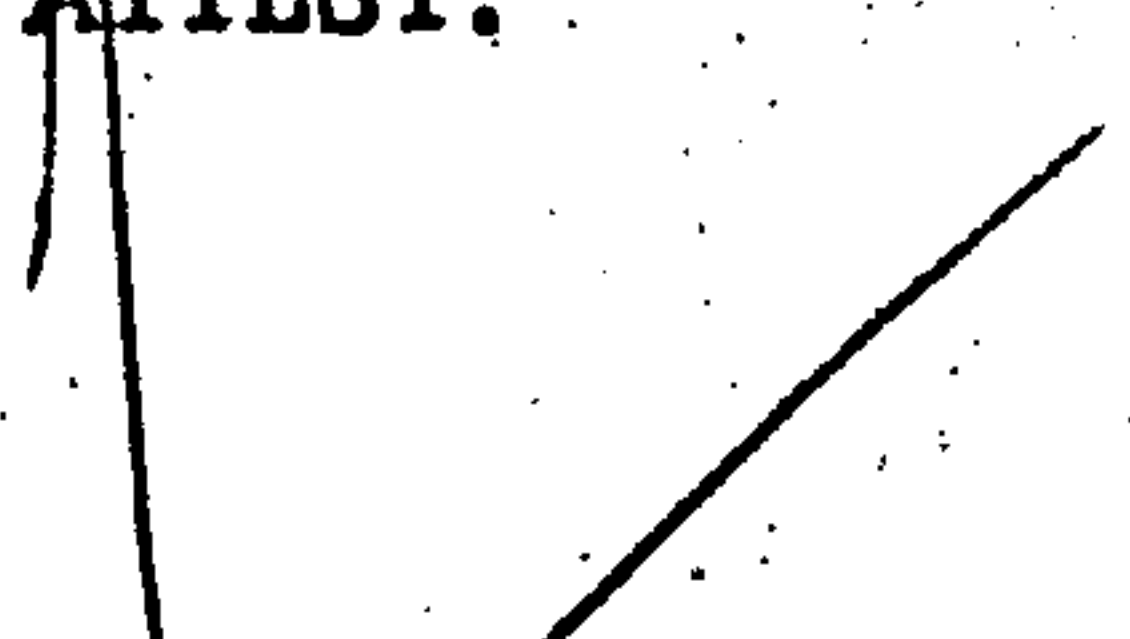

Polly Dobbins

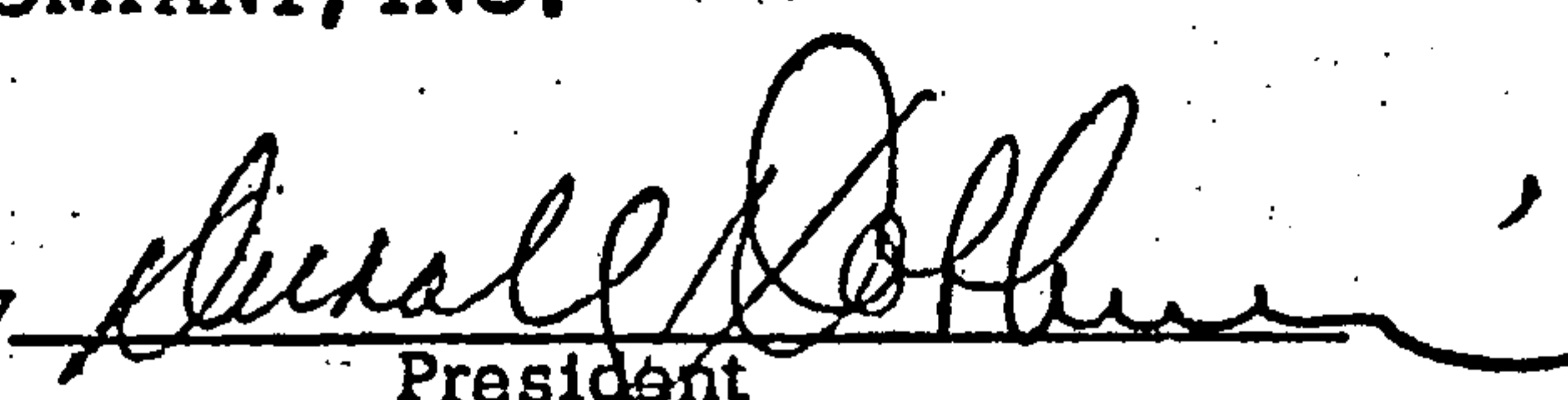

Veronica A. Dobbins Zeigler, as
Trustee under the Last Will and Testa-
ment of George Stacey Dobbins,
deceased


William Durall Dobbins, Jr. as
Trustee under the Last Will and
Testament of George Stacey Dobbins,
deceased

DOBBINS BROTHERS CONSTRUCTION
COMPANY, INC.

ATTEST:

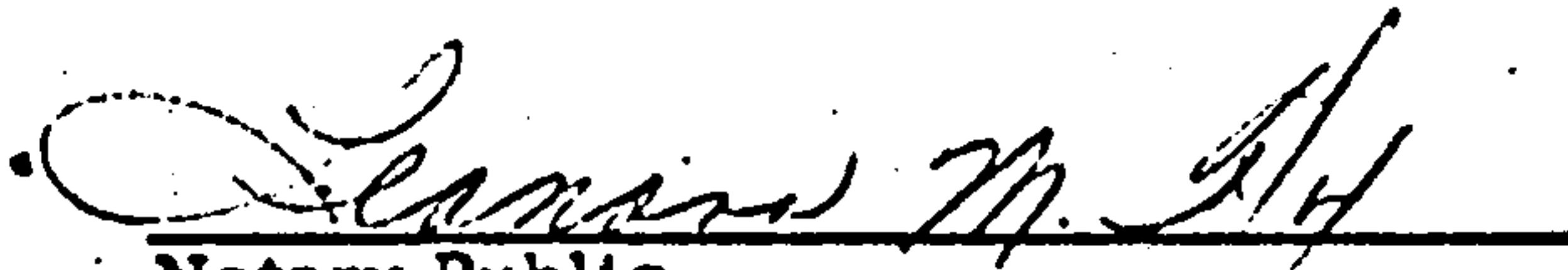

Secretary

By 
President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state hereby certify that William Durall Dobbins, Jr. and wife, Polly Dobbins, 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.

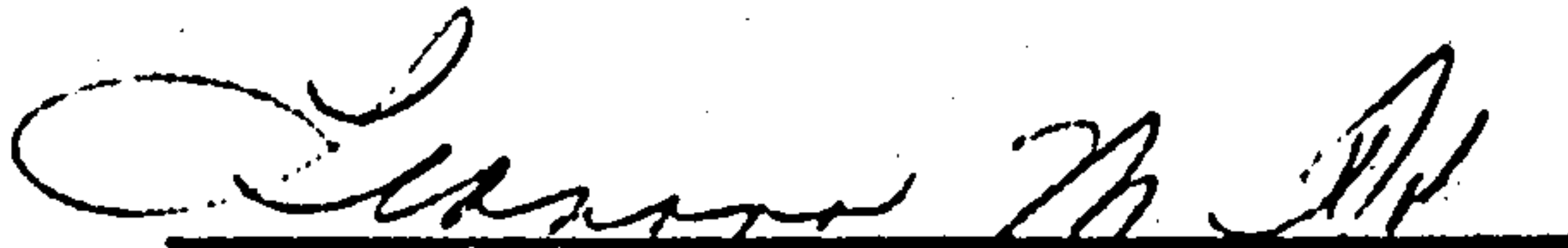
Given under my hand and official seal this 26th day of September, 1969.


Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Veronica A. Dobbins Zeigler and William Durall Dobbins, whose names as trustees under the Last Will and Testament of George Stacey Dobbins, deceased, 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, in their capacity as such trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 1969.


Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that William Durall Dobbins, Jr., whose name as President of Dobbins Brothers Construction Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26th day of September, 1969.


Notary Public

This instrument was prepared by Charles A. J. Beavers,
2010 City Federal Building, Birmingham, Alabama 35203.

STATE OF ALA. - SHERIFF TO
CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax 1.00
1969 OCT 14 PM 5:12
U.C.C. FILED IN 1969
REC. EX. & PAGE AS SHOWN ABOVE
Charles A. J. Beavers
NOTARY PUBLIC