

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of given to correct error in Deed recorded in Book 259, Page 771, in the Office of the Judge of Probate of Shelby County, Alabama, 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 Veronica A. Dobbins Zeigler 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. Current taxes.
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.

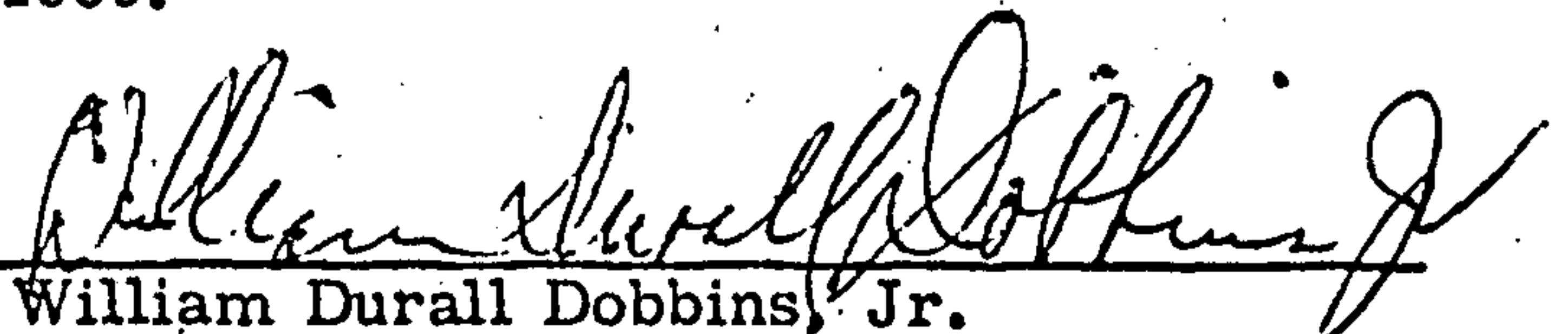
The grantors herein do hereby further covenant and agree as follows:

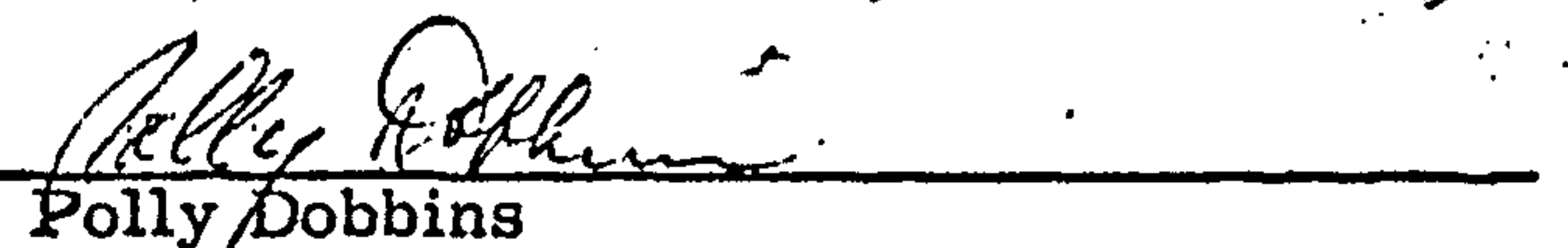
That the property above described fronts a lake located in said Section 31

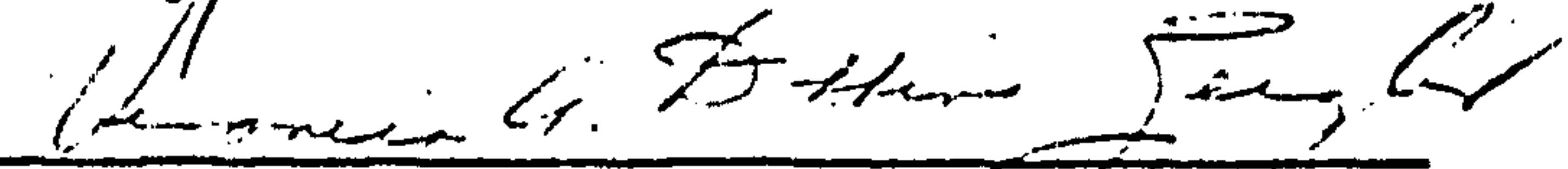
which lake and the land surrounding same is owned by the grantors herein and in order to protect the grantee herein and the subsequent owners of the property conveyed hereby, the grantors herein do hereby covenant and agree in consideration of the purchase price of subject property to convey no other 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 the 20 day of Nov., 1969.


William Durall Dobbins, Jr.


Polly Dobbins


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


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

ATTEST:


Secretary

DOBBINS BROTHERS CONSTRUCTION
COMPANY, INC.

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 20 day of Nov., 1969.

Charles J. Heaver
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, Jr. 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 20 day of Nov., 1969.

Charles J. Heaver
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 20 day of Nov., 1969.

Charles J. Heaver
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1969 NOV 28 AM 9:34
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Deed 201.50
JUDGE OF PROBATE