



19740702000032570 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
07/02/1974 12:00:00 AM FILED/CERT

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney

(Address) 302 Frank Nelson Bldg., Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 and other good and valuable Considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlie L. Stephens, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

William D. Dobbins, III and wife, Laura Jones Dobbins

(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:

From the southwest corner of Section 29, Township 21 South, Range 1 West; run thence east along the south line of Section 29 a distance of 1517.72 feet, more or less, to the center line of Southern Railroad; thence turn an angle to the left in a north easterly direction 49° 24' 30" along the center line of said railroad tracks a distance of 358.95 feet; thence turn an angle to the left in a northwesterly direction 53° 26' a distance of 62.20 feet to the point of beginning, said point being 50 feet north of center line of Southern Railroad and 30 feet east of center line of Shelby County Highway #97; thence turn an angle to the right in a northeasterly direction 53° 26' a distance of 64.25 feet to the point of curve on the north side of Southern Railroad right of way; thence turn a deflection angle to the right 19° 38' in a northeasterly direction along the long chord of the curve a distance of 1060.53 feet to the point of tangency; thence turn a deflection angle to the right in a north easterly direction 19° 38' a distance of 1319.15 feet, more or less, to a point on the east line of the SW 1/4 of SE 1/4 of said Section 29, said point being 50 feet north of Southern Railroad; thence turn an angle to the left in a northerly direction a distance of 216.38 feet, more or less, to the northeast corner of the SW 1/4 of the SE 1/4; thence continue north along the east line of the NW 1/4 of SE 1/4 of said section for a distance of 436.24 feet; thence turn an angle to the left of 104° 10' 30" and run in a southwesterly direction to a point on the west line of said NW 1/4 of SE 1/4, thence run south along said west line to the northeast corner of the SE 1/4 of SW 1/4 in said section; thence run west along the north line of said SE 1/4 of SW 1/4 to a point that is 30 feet east of the center line of said Shelby County Highway #97; thence turn an angle to the left in a southeasterly direction and parallel to said Shelby County Highway #97 and proceed to the point of beginning.

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Subject to Ad Valorem taxes for 1974.  
Subject to Restrictions and easement of record if any.

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, I have hereunto set my hand(s) and seal(s), this 1st day of July, 1974.

STATE OF ALABAMA  
I CERTIFY THAT THIS INSTRUMENT WAS RECORDED  
1974 JUL -2 AM 9:07  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Cordell M. Johnson  
JUDGE OF PROBATE

Charlie L. Stephens (Seal)  
Charlie L. Stephens (Seal)  
(Seal)  
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie L. Stephens, an unmarried man whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 1974

Samuel D. Miller  
Notary Public.