



american title insurance company

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS, JEFFERSON COUNTY }

That in consideration of Three Thousand Nine Hundred Sixty Nine and no/100---- DOLLARS (\$3,969.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Durall Dobbins, III, and Veronica A. Dobbins Zeigler, as Trustees for William D. Dobbins, III under instruments of trust dated 9/1/48, 8/1/49 & 1/1/53 (herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Othar J. Denard and wife, Mable C. Denard

(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:

"SEE ATTACHED LEGAL DESCRIPTION"

Subject to easements and restrictions of record and current year taxes.

Also conveyed hereby is a 1/31% interest in that certain private roadway which adjoins the property and which is more particularly described in the attached exhibit hereto.

This conveyance of roadway interest is subject to an easement for ingress and egress which is simultaneously being granted to all Property owners whose land adjoins said roadways.

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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, we have hereunto set our hand(s) and seal(s), this 13th day of February, 1980

WITNESS:

(Seal) (Seal) (Seal)

William Durall Dobbins, III (Seal) Veronica A. Dobbins Zeigler (Seal)

STATE OF ALABAMA } JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Durall Dobbins, III & Veronica A. Dobbins Zeigler as Trustees 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.

Giver Under my hand and seal this 13th day of February, 1980

Part of the NW 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the northwest corner of said 1/4-1/4 section run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 558.00 feet, thence turn an angle to the left of 47°00' and run in a southeasterly direction for a distance of 30.00 feet, thence turn an angle to the right of 42°00' and run in a southerly direction for a distance of 30.00 feet, thence turn an angle to the left of 90° and run in an easterly direction for a distance of 109.47 feet to a point of curve, said curve being concave in a southwesterly direction and having a radius 212.92 feet and a central angle 44°45', thence turn an angle to the right and run along the arc of said curve for a distance of 166.30 feet to the end of said curve, thence turn an angle to the right and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 17.00 feet, thence turn an angle to the right of 58°41'10" and run in a southwesterly direction for a distance of 668.66 feet, more or less, to a point on the north right-of-way line of Southern Railroad being the point of beginning, thence turn an angle to the right 180° and run in a northeasterly direction for a distance of 668.66 feet, thence turn an angle to the right 121°18'50" and run in a southeasterly direction for a distance of 261.00 feet to a point of curve, said curve being concave in northeasterly direction and having a radius of 481.07 feet and a central angle of 25°, thence turn an angle to the left and run along arc of said curve for a distance of 209.91 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 20.00 feet, thence turn an angle to the right of 91°59' and run in a southwesterly direction for a distance of 404.85 feet, more or less, to a point on the north right-of-way line of Southern Railroad, thence turn an angle to the right and run in a westerly direction along said north right-of-way line of Southern Railroad for a distance of 386.73 feet, more or less, to the point of beginning, containing 4.9 acres, more or less.

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DESCRIPTION OF THREE 60 FOOT WIDE EASEMENTS ON EACH SIDE OF THE CENTERLINE)
ROADS FOR DOBBINS PROPERTY

STATE OF ALA. SHELBY CO.
PROBATE
CERTIFIED THIS

DESCRIPTION 1: Centerline being described as follows:

1980 FEB 22 PM 3:00

Deed 4
Rec. 4
Sub. 1.0
9.5

From the northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama, run in a southerly direction along the west line of said $\frac{1}{4}$ section for a distance of 741.00 feet to the point of beginning, thence turn an angle to the left of 76 $^{\circ}$ 44'43" and run in a southeasterly direction for a distance of 101.08 feet to a point of curve, said curve being concave in a northerly direction and having a radius of 174.46 feet and a central angle of 43 $^{\circ}$ 43'32", thence turn an angle to the left and run along the arc of said curve for a distance of 133.14 feet to the end of said curve, thence turn an angle to the left and run in a northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point of a second curve, said second curve being concave in a southeasterly direction and having a radius of 245.76 feet and a central angle of 23 $^{\circ}$ 00', thence turn an angle to the right and run along the arc of said curve for a distance of 98.66 feet to the end of said curve, thence turn an angle to the right and run in a northeasterly direction along a line tangent to the end of said curve for a distance of 345.00 feet to a point of a third curve, said third curve being concave in a southerly direction and having a radius of 235.23 feet and a central angle of 24 $^{\circ}$ 00', thence turn an angle to the right and run along the arc of said curve for a distance of 98.53 feet to the end of said curve, thence turn an angle to the right and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a fourth curve, said fourth curve being concave in a northerly direction and having a radius of 263.36 feet and a central angle of 21 $^{\circ}$ 30', thence turn an angle to the left and run along the arc of said curve for a distance of 98.83 feet to the end of said curve, thence turn an angle to the left and run in an easterly direction along a line tangent to the end of said curve for a distance of 301.00 feet to a point of curve, said curve being concave in a southwesterly direction and having a radius of 242.92 feet and a central angle of 44 $^{\circ}$ 45', thence turn an angle to the right and run along the arc of said curve for a distance of 189.73 feet to the end of said curve, thence turn an angle to the right and run along a line tangent to the end of said curve in a southeasterly direction for a distance of 278.00 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 451.07 feet and a central angle of 25 $^{\circ}$ 00', thence turn an angle to the left and run along the arc of said curve for a distance of 196.82 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 210.00 feet to a point of curve, said curve being concave in a southwesterly direction and having a radius of 181.83 feet and a central angle of 30 $^{\circ}$ 45', thence turn an angle to the right and run along the arc of said curve for a distance of 97.59 feet to the end of said curve, thence turn an angle to the right and run in a southeasterly direction along the line tangent to the end of said curve for a distance of 31.00 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 171.81 feet and a central angle of 33 $^{\circ}$ 30', thence turn an angle to the left and run along the arc of said curve for a distance of 115.45 feet to the end of said curve, thence turn an angle to the left and run in a

southeasterly direction along a line tangent to the end of said curve for a distance of 245.00 feet, thence turn an angle to the right of 83 $^{\circ}$ 30' and run in a southerly direction for a distance of 42.00 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 155.03 feet and a central angle of 35 $^{\circ}$ 45', thence turn an angle to the left and run along the arc of said curve for a distance of 96.73 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 680.34 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 166.75 feet and a central angle of 33 $^{\circ}$ 23', thence turn an angle to the left and run along the arc of said curve for a distance of 97.16 feet to the end of said curve, thence turn an angle to the left and run in a southeasterly direction along a line tangent to the end of said curve for a distance of 490.17 feet to a point of curve, said curve being concave in a northerly direction and having a radius of 130.80 feet and a central angle of 18 $^{\circ}$ 36', thence turn an angle to the left and run along the arc of said curve for a distance of 42.46 feet to the end of said curve, thence turn an angle to the left and run in an easterly direction along a line tangent to the end of said curve for a distance of 50.99 feet to a 50 foot radius point being the center of a circle, said 50 foot radius point or center of circle also being the ending point.

The road easement above described also extends 50 feet in all directions from said center of circle or 50 foot radius point.

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