



american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) KENNETH D. WALLIS
ATTORNEY AT LAW
(Address) SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HWY. SW
VESTAVIA HILLS, AL 35216
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Nine Thousand Six Hundred Fifty Five and 20/100----- DOLLARS
(\$9,655.20)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Durall Dobbins, III, & 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

✓ Cleo Stubbs and wife, Ester Stubbs

(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 FOR LEGAL DESCRIPTION"

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

Also conveyed hereby is a 3/31% 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)

William Durall Dobbins, III (Seal)

(Seal)

Veronica A. Dobbins Zeigler (Seal)

(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 and 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.

Given under my hand and official seal this 13 day of February, A. D., 1980

B.T. 1

R-1 Bar 29-4
Bessemer Ala. 35020

Notary Public.

Part of the SE 1/4 of NE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of said 1/4-1/4 section, run in a northerly direction along the west line of said 1/4-1/4 section for a distance of 764.82 feet to the point of beginning, thence turn an angle to the right of 180° and run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 320.00 feet, thence turn an angle to the left of 92°30'26" and run in an easterly direction for a distance of 547.80 feet, thence turn an angle to the left of 93°09'57" and run in a northwesterly direction for a distance of 37.00 feet to a point of curve said curve being concave in an easterly direction and having a radius of 271.84 feet and a curve for a distance of 128.10 feet, thence turn an angle to the left and run in a northwesterly direction for a distance of 576.58 feet, more or less, to the point of beginning, containing 3.07 acres, more or less.

Part of the SE 1/4 of NE 1/4 of Section 29, Twonship 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of the SE 1/4 of NE 1/4 of said section, run in a northerly direction along the west line of said SE 1/4 of NE 1/4 for a distance of 199.82 feet, thence turn an angle to the right for 140°37'25" and run in a southeasterly direction for a distance of 165.83 feet to the point of beginning, thence turn an angle to the right of 180° and run in a northwesterly firection for a distance of 165.83 feet, thence turn an angle to the right of 39°22'35" and run in a northerly direction along the west line of said 1/4-1/4 section for a distance of 245.00 feet, thence turn an angle to the right of 87°29'34" and run in an easterly direction for a distance of 547.80 feet, thence turn an angle to the right of 86°50'03" and run in a southerly direction for a distance of 58.62 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 221.57 feet and a central angle of 23°26', thence turn an angle to the left and run in a southeasterly direction along the arc of said curve for a distance of 90.62 feet, thence turn an angle to the right and run in a southwesterly direction for a distance of 538.12 feet, more or less, to the point of beginning, containing 3.5 acres, more or less.

Part of the SE 1/4 of NE 1/4 and the NE 1/4 of SE 1/4 all in Section 29, Township 21 south, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of the SE 1/4 of NE 1/4 of said section, run in a northerly direction along the west line of said SE 1/4 of NE 1/4 for a distance of 199.82 feet, thence turn an angle to the right of 140°37'25" and run in a southeasterly direction for a distance of 165.83 feet to the point of beginning, thence continue along last mentioned course for a distance of 307.00 feet, thence turn an angle to the left of 88°28'20" and run in a northeasterly direction for a distance of 527.75 feet, thence turn an angle to the left of 92°36'20" and run in a northwesterly direction for a distance of 172.69 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 221.57 feet and a central angle of 11° 20'52", thence turn an angle to the right and run in a northwesterly direction along the arc of said curve for a distance of 43.88 feet, thence turn an angle to the left and run in a southwesterly direction for a distance of 538.12 feet, more or less, to the point of beginning, containing 3.16 acres, more or less.



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DESCRIPTION 1: Centerline being described as follows:

From the northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, 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°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°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°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°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°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°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 276.00 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°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 181.33 feet and a central angle of 30°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 a 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°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°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°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°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°35', 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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Deed 10.00
Rec. 21.50
10.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS 1980 JUN 17 PM 3:26
JUN 17 PM 3:26