



19800623000067840 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
06/23/1980 00:00:00 FILED/CERTIFIED



american title insurance company

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

(Name) KENNETH G. MITCHELL

(Address) 5110 1/2 BAYVIEW AVENUE  
BIRMINGHAM, AL 35205

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 Sixteen Thousand Four Hundred Four and 96/100----- DOLLAR  
(\$16,404.96)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, w  
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  
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Erwin Horton and wife, Faye Horton

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the surviv  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situat  
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 the  
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every conting  
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbranc  
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 (o  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forev  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th  
day of February, 1980.

WITNESS:

(Seal)  
(Seal)  
(Seal)

*William Durall Dobbins, III*  
William Durall Dobbins, III  
*Veronica A. Dobbins Zeigler*  
Veronica A. Dobbins Zeigler

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said St  
hereby certify that William Durall Dobbins, III and Veronica A. Dobbins Zeigler  
Trustees are signed to the foregoing conveyance, and who are known to me, acknowledged before  
on this day, that being informed of the contents of the conveyance they executed the same volunta  
on the day the same bears date.

Given under my hand and official seal this 15th day of February, A. D., 1980.



A tract of land lying in the SW 1/4 of the SW 1/4 of Section 28, township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said 1/4-1/4 Section being the point of beginning and run in a northerly direction along said 1/4-1/4 line a distance of 1290.39 feet to the South right of way of Southern Railroad lying on a curve to the right having central angle of 20°59'20" and a radius of 2919.04 feet and an angle to tangent at said point of 81°09'16" to the right; thence run in an Easterly direction along said curve a distance of 1069.82 feet to the p.t. of said curve; thence run in a Southeasterly direction on tangent a distance of 486.00 feet; thence turn an angle to the right of 46°33'30" and run a distance of 31.05 feet to the p.c. of a curve to the left having a central angel of 16°33'45" and a radius of 405 feet; thence run along said curve a distance of 117.07 feet to the p.t.; thence run in a Southeasterly direction on tangent to said curve a distance of 155.56 feet; thence turn an angle to the right of 109°36'59" and run a distance of 1979.5 feet to the point of beginning. Containing 31.07 acres more or less.



# RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

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DESCRIPTION 1: Centerline of road is as follows:

From the northwest corner of the lot 21 of Section 21 South, Range 1 West, Shelby County, Alabama, run in a northerly direction along the west line of said lot a distance of 711.00 feet to the point of beginning, thence turn an angle to the left of  $76^{\circ}44'41''$  and run in a southeasterly direction a distance of 101.00 feet to a point of curve, said curve being concave in a southeasterly direction and having a radius of 174.46 feet and a central angle of  $17^{\circ}43'42''$ , 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 98.06 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 242.02 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 451.00 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 190.00 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 southeasterly direction and having a radius of 181.53 feet and a central angle of  $37^{\circ}45'$ , 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 100.75 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 40.41 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 11.40 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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