

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

75,500.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable consideration to the undersigned grantor (whether one or more) in hand paid by the grantee herein, receipt whereof is hereby acknowledged, I or we, William D. Dobbins, III and Veronica A. Zeigler, as successor Trustees for Georgia Ann Dobbins Christianson, under Instrument of Trust dated September 1, 1948, and recorded in Volume 4665, page 490, in the Probate Office of Jefferson County, Alabama,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gia Martinique

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit;

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the North line of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and the East line (New) of U.S. Highway No. 31 (Tangent Projected), thence in a Southeasterly direction along said East line and said projection of a distance of 1755.95 feet to the point of beginning; thence continue along last described course a distance of 104.0 feet, thence 90 degrees left in a Northeasterly direction a distance of 150.0 feet, thence 90 degrees left in a Northwesterly direction a distance of 104.0 feet, thence 90 degrees left in a Southwesterly direction a distance of 150.0 feet to the point of beginning.

Subject to:

- (1) Current year Ad Valorem taxes.
- (2) Right of way to Alabama Power as recorded in Volume 248, page 842 and Volume 242, page 952, in the Probate Office of Shelby County, Alabama.
- (3) Right of way to Plantation Pipe Line Co., as recorded in Volume 254, page 323, in said Probate Office.

This conveyance is executed pursuant to the Settlement Stipulation and Final Decree in Case No. CV 80 503-839, in Jefferson County Circuit Court, Equity Division.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I, (we) do, for (myself) (ourselves) and for (my) (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I (we) have a

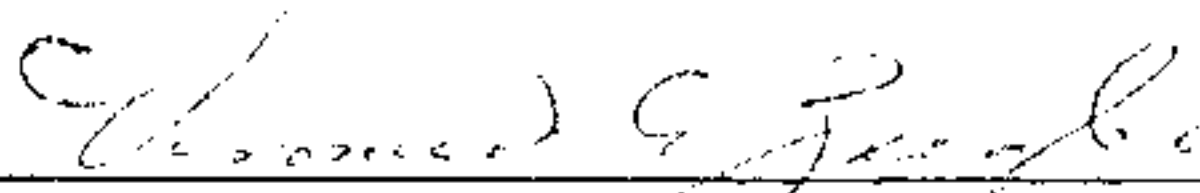
(1)

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Parkway, Suite 203
BIRMINGHAM, AL 35209

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 grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal (s) this 17th day of August, 1983.


William D. Dobbins, III, as
successor Trustee for Georgia
Ann Dobbins Christianson, under
Instrument of Trust dated 9/1/48
and Recorded in Vol. 4665, page 490


Veronica A. Zeigler, as
successor Trustee for Georgia Ann
Dobbins Christianson, under
Instrument of Trust dated 9/1/48 and
recorded in Vol. 4665, page 490

STATE OF ALABAMA
JEFFERSON COUNTY

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359
BOOK I, the undersigned a Notary Public in and for said County, in said State, hereby certify that William D. Dobbins, III and Veronica A. Zeigler, as successor Trustees for Georgia Ann Dobbins Christianson, under Instrument of Trust dated 9/1/48 and recorded in Volume 4665, page 490, in the Probate Office of Jefferson County, Alabama, 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, that they, in their capacity as said Trustees executed the same voluntarily on the day the same bears date.

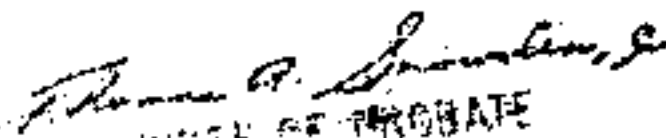
Given under my hand and official seal this 17th day of August, 1983.


Notary Public

My Commission Expires September 17, 1985

STATE OF ALA. SHELBY CO:
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 OCT 17 AM 8:38


JUDGE OF PROBATE

Deed TAX	75.50
Rec	3.00
Ind	1.00
	<hr/> 79.50