

NO TITLE EXAMINATION GIVEN

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

James M. Tingle  
900 Park Place Tower  
2001 Park Place North  
Birmingham, AL 35203

Ms. Jennifer Meredith  
1848 Simsville Road  
Alabaster, AL 35007

WARRANTY DEED

\$50,000

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR and love and affection (\$1.00) to the undersigned grantors in hand paid by JENNIFER MEREDITH, (herein referred to as GRANTEE), the receipt whereof is acknowledged, we, WILLIAM DURALL DOBBINS, JR., and wife POLLY DOBBINS, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JENNIFER MEREDITH, the following described real estate situated in SHELBY, Alabama, to-wit:

Commence at the Southwest corner of the NE $\frac{1}{4}$  of Section 31, Township 20 South, Range 2 West and run in a Northerly direction along the west line of said  $\frac{1}{4}$  section 480 feet to a point; thence in an easterly direction and parallel to the south line of said  $\frac{1}{4}$  section 100 feet to the point of beginning; thence continue along the last stated course 400 feet to a point; thence in a northerly direction and parallel to the west line of said  $\frac{1}{4}$  section to a point on the edge of a lake; thence in a westerly direction along the edge of said lake to a point which is 100 feet east of the west line of said  $\frac{1}{4}$  section; thence in a southerly direction and parallel to the west line of said  $\frac{1}{4}$  section to the point of beginning. Containing 10 acres, more or less.

Also conveyed herewith is an easement, right of way and means of ingress and egress to the paved public road, which road is now well defined, in existence and use.

SUBJECT TO:

1. Current taxes.
2. An existing road right of way across said property as said road is presently located, having a width of 50' on each side of the centerline of said existing road.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of November, 1994.

WITNESS:

Lang A. Tingle

William Durall Dobbins Jr. (SEAL)  
WILLIAM DURALL DOBBINS, JR.

Polly Dobbins (SEAL)  
POLLY DOBBINS

12/01/1994-35422  
02:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 61.00

Inst # 1994-35422

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM DURALL DOBBINS, JR., and wife POLLY DOBBINS, 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, in their capacity aforesaid executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of  
November, 1994.

Carol D. Hamill  
NOTARY PUBLIC

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