

This instrument was prepared by:
Mary Lynn Campisi
3017 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:
Edward W. Dobson
645 Crenshaw Road
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of TEN DOLLARS AND 00/100-----(\$10.00) Dollars to the undersigned Grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **EDWARD W. DOBSON AND WIFE KATHERINE B. DOBSON**, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **EDWARD W. DOBSON AND WIFE KATHERINE B. DOBSON**, (herein referred to as GRANTEE) as tenants in common, in fee simple, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION


Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.

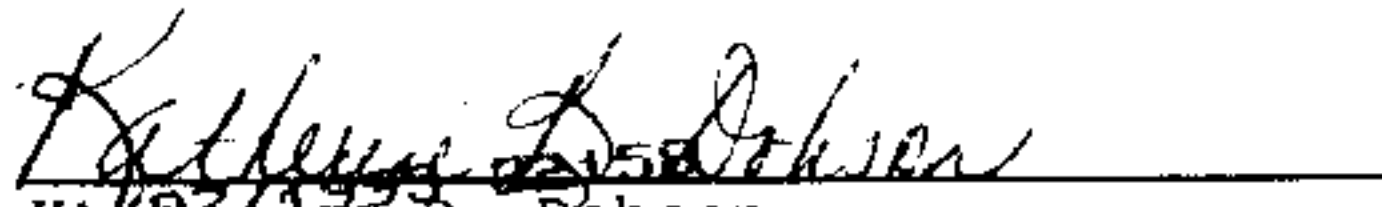
Subject to any mortgages, restrictions, building lines, easements, agreements and right of ways as same are filed of record.

NO TITLE OPINION GIVEN.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of November, 1995.


Edward W. Dobson


Katherine B. Dobson
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward W. Dobson and Katherine B. Dobson, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 1995.


Notary Public:

Inst # 1995-32158

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in the NE 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 1 West Shelby County, Alabama described as follows: From the Northwest corner of the NE 1/4 of NE 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the North boundary of said NE 1/4 of NE 1/4 a distance of 1326.15 feet to the Northeast corner thereof; thence turn 92 deg. 36 min. 52 sec. right and run along the East boundary of said NE 1/4 of NE 1/4 a distance of 1335.18 feet to the Southeast corner thereof; thence turn 87 deg. 33 min. 15 sec. right and run 597.26 feet along the South boundary of said NE 1/4 of NE 1/4 to a point on the Northerly boundary of Crenshaw Swamp Road; thence turn 45 deg. 25 min. 14 sec. right and run 106.93 feet along said road boundary and the following courses: 08 deg. 48 min. 40 sec. left for 187.07 feet; 04 deg. 31 min. 41 sec. left for 103.66 feet; 11 deg. 04 min. 29 sec. left for 153.54 feet; 08 deg. 41 min. 10 sec. right for 114.16 feet; thence turn 05 deg. 57 min. 25 sec. right and run 188.18 feet along said road boundary to a point on the West boundary of a aforementioned NE 1/4 of NE 1/4; thence turn 56 deg. 48 min. 05 sec. right and run 866.81 feet to the point of beginning of herein described parcel of land.

Subject to 60.0 foot private road easement to-wit: From the Northwest corner of the NE 1/4 of NE 1/4 of Section 23, Township 20 South, Range 1 West, run thence East along the North boundary of said NE 1/4 of NE 1/4 a distance of 8.83 feet to the point of beginning of the centerline of said 60.0 feet easement; thence turn 91 deg. 04 min. 31 sec. right and run 144.70 feet along said easement centerline of the following courses: 00 deg. 56 min. 45 sec. right for 91.31 feet; 08 deg. 30 min. 02 sec. right for 88.95 feet; 04 deg. 53 min. 10 sec. right for 101.00 feet; 06 deg. 23 min. 05 sec. left for 80.39 feet 05 deg. 48 min. 17 sec. left for 241.68 feet; thence turn 16 deg. 00 min. 55 sec. right and run 120.21 feet along said easement centerline to a point of termination in the center of Crenshaw Swamp Road.

All being situated in Shelby County, Alabama.

Also conveyed is all that part of the NW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 1 West lying West of the West line of said 1/4-1/4. East of the above described 60 foot private road easement and North of Crenshaw Road.

Inst # 1995-32158

11/07/1995-32158
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 HCD

12.00

E. J. [Signature]
KBD