

250,000.00

Send tax notice to:
Dobbins Properties, LLC
2918 7th Avenue South
Birmingham, Alabama 35233

Inst # 1999-32678
12/30/1999-32678
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
833.38

This Instrument Prepared By:
✓ Leonard Wertheimer, III, Esq.
✓ Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of the premises and One Dollar and other good and valuable consideration, to William Durall Dobbins, Jr. (hereinafter referred to as the "Grantor") in hand paid by Dobbins Properties, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee") herein, the receipt whereof is acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto the Grantee, all right, title, interest and claim in and or to the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1

Commence at the S.W. corner of the S.W. 1/4 of the N.W. 1/4 Section 31, Township 20 South, Range 2 West; thence N 89deg - 54'26" E and run a distance of 635.97' to The Point of Beginning; thence N 89deg- 54'26" E and run a distance of 2792.40'; thence N 43deg-23'19" E and run a distance of 962.28'; thence N 00deg-01'30" E and run a distance of 556.12'; thence N 89deg-59'20" W and run a distance of 875.02'; thence N 00deg-31'20" W and run a distance of 336.80'; thence S 89deg-59'20" E and run a distance of 58.94'; thence N 26deg-21'41" W and run a distance of 446.43'; thence N 07deg-41'26" W and run a distance of 403.91'; thence N 00deg-09'29" E and run a distance of 502.16'; thence N 89deg-50'31" W and run a distance of 2327.83'; thence N 41deg-09'33" W and run a distance of 210.26'; thence S 01deg-32'38" E and run a distance of 3065.17' to The Point of Beginning.
Said parcel contains 191.3 acres more or less.

PARCEL 2

Beginning at the N.W. corner of the S.W. 1/4 of the S.W. 1/4 Section 30, Township 20 South, Range 2 West; thence S 89deg-54'37" E and run a distance of 473.71' to the Northwestern Right-of-Way line of Shelby County Highway No. 11 (R.O.W. varies), said point being the point of a curve to the right having the following described characteristics; a delta of 03deg-09' 35", a radius of 942.42; thence continue along the arc of said curve and along said Right-of-Way a distance of 51.97', said arc being subtended by a chord which bears S 48deg-11'06" W and chord distance of 51.97' to the end of said curve; thence S 49deg-45'54" W and continue along said Right-of-Way a distance of 359.55'; thence N 40deg-14'06" W and run a distance of 30.00'; thence S 49deg-45'54" W and run a distance of 650.00'; thence S

88deg-55'29" W and run a distance of 57.24'; thence S 49 deg-45'54" W and run a distance of 170.40'; thence N 02deg-07'48" W and leaving said Right-of-Way a distance of 741.20'; thence N 17deg 39'21" E and run a distance of 63.90'; thence S 87deg-18'40" E and run a distance of 551.18 to The Point of Beginning.
Said parcel contains 9.7 acres more or less.

SOURCE OF TITLE: Instrument No. 1994/09571

Less except the following described real estate contained in Parcel 1 hereinabove:

Commence at the Southwest corner of the NE 1/4 of Section 31, Township 20 South, Range 2 West and run in a Northerly direction along the west line of said 1/4 section 480 feet to a point; thence in an easterly direction and parallel to the south line of said 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 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 1/4 section; thence in a southerly direction and parallel to the west line of said 1/4 section to the point of beginning.

This Parcel contains 10 acres, more or less.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All other easements, liens, rights-of-way, any reservations of mineral rights or timber rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any easements, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seals this 30th day of December, 1999.


William Durall Dobbins, Jr.

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William Durall Dobbins, Jr. whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of December, 1999.

Elizabeth A. Meyers
Notary Public

Elizabeth A. Meyers
Printed Name

My Commission Expires: DECEMBER 3, 2002

[NOTARY SEAL]

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