

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

Inst • 2000-09359

✓ This Instrument Prepared By:
✓ Leonard Wertheimer, III, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 South Bridge 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.

CORRECTION
WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, on or about December 30, 1999, William Durall Dobbins, Jr., a single man (hereinafter referred to as the "Grantor") desired to convey the hereinafter described real property (the "Property") to Dobbins Properties, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee"); and

WHEREAS, as of December 30, 1999, it was uncertain as to whether the Grantor was seized and possessed of all of the Property and, therefore, Grantor could not warrant title to the Property; and

WHEREAS, pursuant to Quitclaim Deed dated December 30, 1999, recorded in the Probate Office of Shelby County, Alabama on December 30, 1999 at instrument No. 1999-52678, the Grantor conveyed to the Grantee all of the Grantor's right, title and interest in the property described hereinbelow, whatsoever such interest may have been; and

WHEREAS, Grantor is now satisfied that he is vested with fee simple title to the Property; and

WHEREAS, said Quit Claim Deed failed to disclose the marital status of the Grantor; and

WHEREAS, this Correction Deed is given to warrant title to the Grantee and to disclose that the Grantor is an unmarried man; and

NOW, THEREFORE, in consideration of the above recitals and \$1.00 and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee 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

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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.

Less except the following described real estate:

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.

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 Northwesternly 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

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 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 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.

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

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 23 day of March, 2000.

William Durall Dobbins, Jr.
William Durall Dobbins, Jr.

By: Carolyn Dobbins Harvill
Carolyn Dobbins Harvill, as Agent and
Attorney-in-fact

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Carolyn Dobbins Harvill, as Agent and Attorney-in-fact for William Durall Dobbins, Jr., a single man, 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, and with full authority pursuant to Durable Power of Attorney dated May 4, 1999, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 23 day of March, 2000.

Rebekah T. Mize
Notary Public

Rebekah T Mize
Printed Name

My Commission Expires: 9-30-2002

[NOTARY SEAL]

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