

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

A. Scott Roebuck  
Attorney at Law  
1722 - 2nd Avenue North  
Bessemer, Alabama 35020

SEND TAX NOTICE TO:

KUMBLA, LLC  
408 VESCLUB PLACE  
BIRMINGHAM, AL 35216

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **THREE HUNDRED TEN THOUSAND THREE HUNDRED TEN DOLLARS and 00/100 (\$310,310.00)** to the undersigned grantor, **ESTATE OF VERONICA A. ZEIGLER A/K/A VERONICA ALICE SKOTTY, DECEASED, AN ESTATE, AS AUTHORIZED BY THE ORDER OF CASE NO. CV-2008-1725, IN THE CIRCUIT COURT OF JEFFERSON COUNTY, ALABAMA**, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **KUMBLA, LLC, A LIMITED LIABILITY COMPANY** (herein referred to as GRANTEE) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Part of the South ½ of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4, all in Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, said part being more particularly described as follows:

Beginning at the Northeast corner of said Southwest 1/4 of the Southeast 1/4 run South along the East line of said 1/4-1/4 section for a distance of 1,110.82 feet; thence turn an angle to the right of 89 degrees, 56 minutes and run Westerly for a distance of 3,397.86 feet; thence turn an angle to the right of 48 degrees, 41 minutes and run Northwesterly for a distance of 910.26 feet to a point on the Southeast line of the right of way of Shelby County Road No. 11; thence turn an angle to the right of 90 degrees and run Northeasterly along said road right of way line for a distance of 650 feet to a point on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 30 which is 3,512.05 feet West of the point of beginning; thence East along said North line a distance of 3,512.05 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except any portion of the land lying within Weatherly Commercial Subdivision.

Subject to:

1. Taxes and assessments for the year 2009 and subsequent years.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.
5. Any minerals or mineral rights leased, granted or retained by prior owners.
6. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
7. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127, Page 410 and Deed 194, Page 30 in the Probate Office.
8. Right(s) of way(s) granted to Shelby County by instrument(s) recorded in Deed 278, Page 567, in the Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Inst. No. 1994-9566 in the Probate Office.
10. Rights of others, if any, in and to the use of Peavine Creek and/or Branch.
11. Agreement by and between Weatherly Investment Group, LLC, William Durall Dobbins, Jr., Durall Parker Dobbins, Carolyn Dobbins Harvill and Kirk Newell Dobbins as recorded in Inst. No. 1994-12178 in the Probate Office.

**TO HAVE AND TO HOLD** Unto the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for itself, its heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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 said GRANTOR, **ESTATE OF VERONICA A. ZEIGLER a/k/a VERONICA ALICE SKOTTY, DECEASED** by its **EXECUTOR, WILLIAM D. DOBBINS, III**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the **19th** day of **November, 2008**.


Shelby County, AL 11/20/2008  
State of Alabama

Deed Tax: \$310.50

ESTATE OF VERONICA A. ZEIGLER  
A/K/A VERONICA ALICE SKOTTY, DECEASED

By:

  
WILLIAM D. DOBBINS, III, EXECUTOR

  
20081120000444780 2/3 \$327.50  
Shelby Cnty Judge of Probate, AL  
11/20/2008 12:14:04PM FILED/CERT

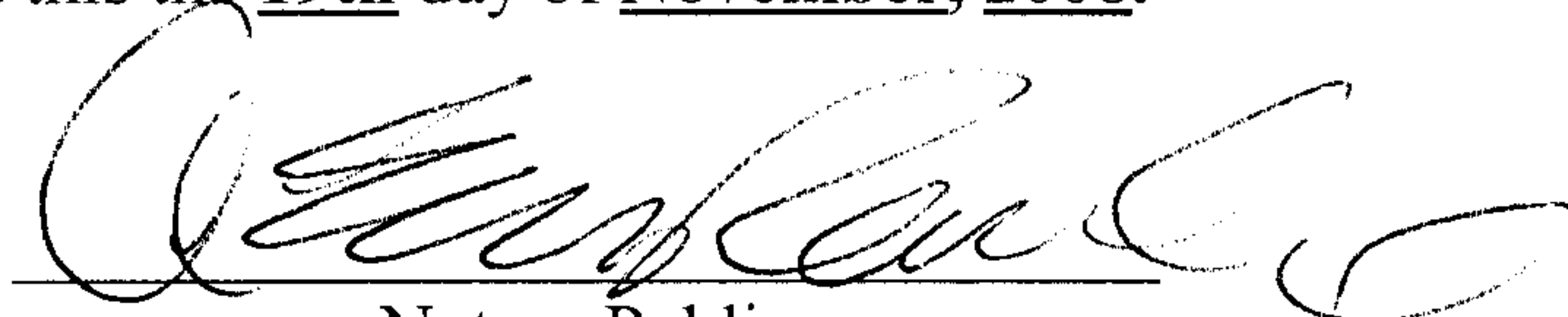


STATE OF ALABAMA     )  
                                      )  
COUNTY OF JEFFERSON    )

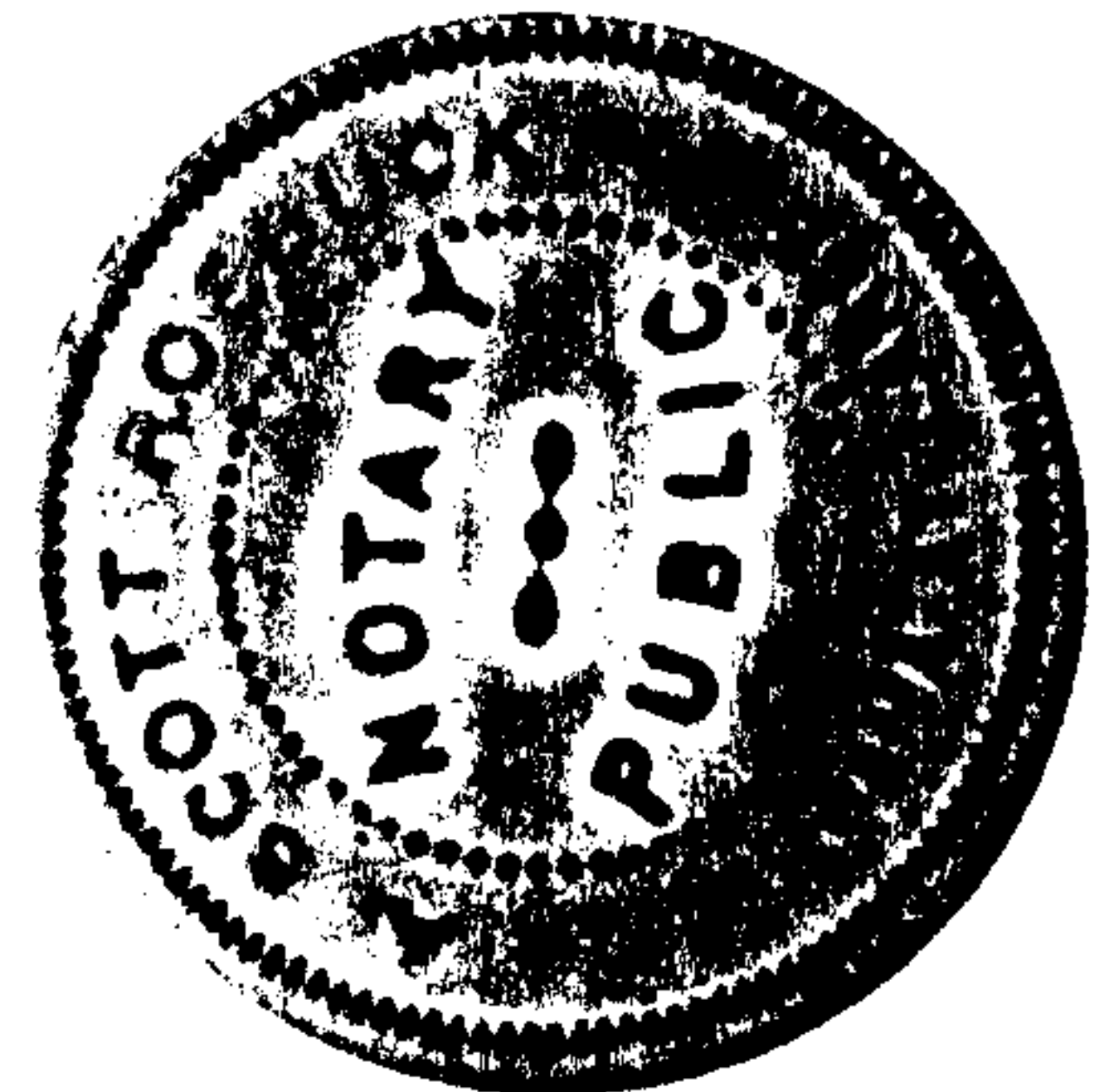
ACKNOWLEDGMENT


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **WILLIAM D. DOBBINS, III**, whose name as **EXECUTOR** of the **ESTATE OF VERONICA A. ZEIGLER A/K/A VERONICA ALICE SKOTTY, DECEASED**, 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, as such Executor, and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand this the 19th day of November, 2008.

  
Notary Public

My commission expires: 5-20-12



  
20081120000444780 3/3 \$327.50  
Shelby Cnty Judge of Probate, AL  
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