

THIS INSTRUMENT PREPARED BY:

Dawn I. McDonald, Attorney at Law
P. O. Box 610348
Birmingham, AL 35261

Deed prepared without opinion or examination of title.
Preparer is acting as scrivener only and assumes no
liability for correctness of information herein contained.



20110615000175650 1/4 \$39.50
Shelby Cnty Judge of Probate, AL
06/15/2011 11:02:01 AM FILED/CERT

Shelby County, AL 06/15/2011
State of Alabama
Deed Tax:\$16.50

STATE OF ALABAMA
COUNTY OF SHELBY

Property Value
\$16,170.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00), and the assumption of the herein described mortgage loan, and pursuant to the Final Decree of Divorce between the parties to this deed, (Case No. DR 2010-900528.00, Circuit Court, Shelby County, Alabama), and other good and valuable consideration to:

**REEDY SCOTT DOBBS, JR. a/k/a REEDY S. DOBBS, Jr., an unmarried man
and**

SHANNON M. POSTON a/k/a SHANNON M. DOBBS, an unmarried woman

(formerly husband and wife)

(hereinafter called Grantors), in hand paid by:

REEDY S. DOBBS, JR., an unmarried man

(hereinafter called Grantee), the receipt whereof is hereby acknowledged, the Grantors hereby remise, release, quit claim, sell and convey to the Grantee all their right, title, interest and claim in or to the following described real estate in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as Exhibit "A"

1. Subject to County ad valorem taxes for 2011, that are a lien, but not due and payable at this time, and all subsequent years.
2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.
3. Any and all mortgages, liens or judgments of record on the property herein conveyed.
4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.

Grantee herein assumes and agrees to pay the outstanding balance of approximately \$38,802.09, plus interest thereon, of the mortgage loan dated 4/30/2004 and recorded 5/14/2004 at Inst # 20040514000256150 in the Probate Office of Shelby County, Alabama. Mortgagors: Reedy Scott Dobbs, Jr. and Shannon M. Dobbs.

Address: 6668 Highway 10, Montevallo, AL 35115; Parcel No: 26-2-03-0-001-021.000

TO HAVE AND TO HOLD to said Grantee forever.



20110615000175650 2/4 \$39.50
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Page 3-Dobbs Deed

Given under my hand and seal this the 2nd day of June,
2011.

GRANTOR:

x Shannon M Poston Shannon M Dobbs
SHANNON M. POSTON a/k/a SHANNON M. DOBBS

ACKNOWLEDGMENT

State of Tennessee
County of Monroe

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that SHANNON M. POSTON a/k/a SHANNON M. DOBBS, an unmarried woman, 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, she executed the same voluntarily on the 2nd day of June, 2011.

Barbara Grimes
Notary Public
My commission expires: Sept 29, 2012





20110615000175650 3/4 \$39.50
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Page 2-Dobbs Deed

Given under my hand and seal this the 3rd day of June,
2011.

GRANTOR:

Reedy Scott Dobbs Jr a/k/a Reedy S Dobbs Jr
REEDY SCOTT DOBBS, JR. a/k/a REEDY S. DOBBS, Jr.

ACKNOWLEDGMENT

State of Alabama
County of Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that REEDY SCOTT DOBBS, JR. a/k/a REEDY S. DOBBS, Jr., an unmarried 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, he executed the same voluntarily on the 3rd day of June, 2011.

Karen K. Madsen
Notary Public Karen K. Madsen
My commission expires: 07-06-2013

Return To:
LSI-LPS 1175 3646
East Recording Solutions
700 Cherrington Parkway
Coraopolis, PA 15108

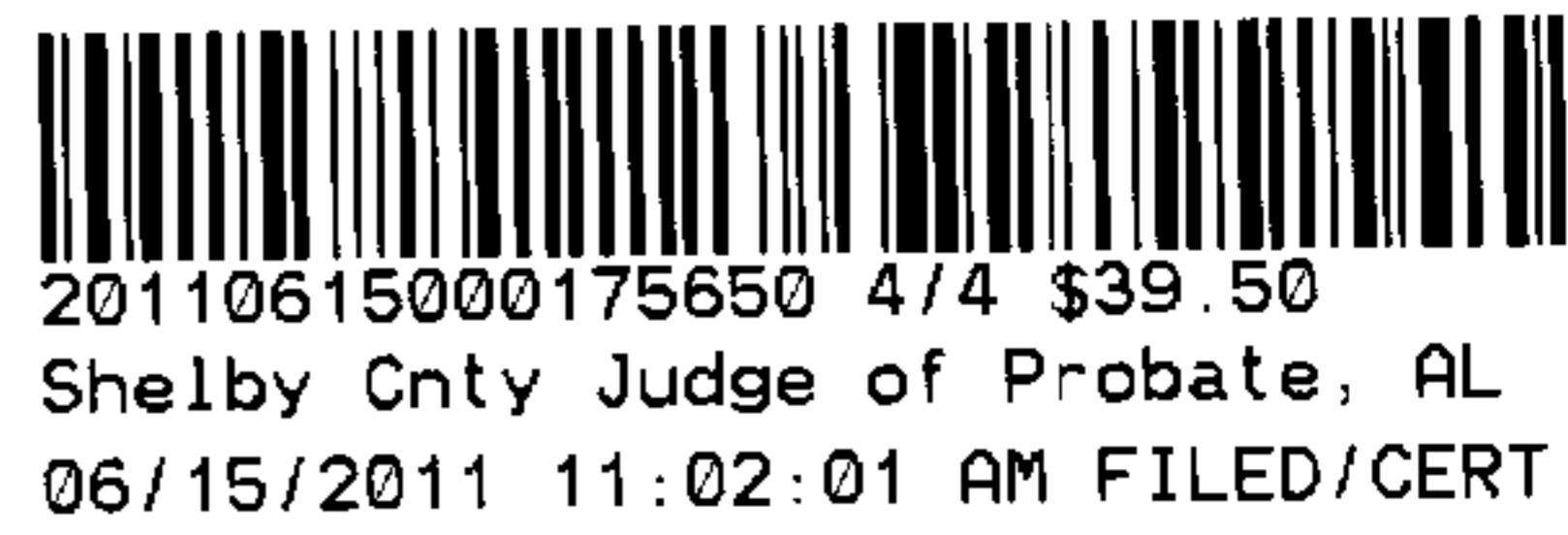


EXHIBIT "A"
Legal Description

Situated in Shelby County, Alabama:

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, and run in a Westerly direction along the North line of said 1/4 1/4 Section of 495.0 feet; thence turn an angle of 80 deg. 25 min. to left for a distance of 230.0 feet to the point of beginning; thence turn an angle of 1 deg. 08 min. to left for a distance of 256.94 feet to a point on the North right of way of a paved county road; thence turn an angle of 116 deg. 14 min. to left and continue along the North right of way line of said County road for a distance of 120.00 feet; thence turn an angle of 80 deg. 35 min. to the left and run along the West line of a paved road for a distance of 209.8 feet; thence turn an angle of 69 deg. 16 min. to left for a distance of 47.0 feet to point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Being the same parcel conveyed to Reedy Scott Dobbs, Jr. and Shannon M. Poston, as Joint Tenants, with right of survivorship from John Daniel Lambert, a Single Man, by virtue of a Deed dated 5/2/1996, recorded 5/8/1996, as Instrument No. 1996-14977 County of Shelby, State of Alabama.

Assessor's Parcel No: 262030001021000