

Send Tax Notice to:  
Justin Kane Fulgham and Faye S.  
Watkins  
7460 Old Highway 280  
Sterrett, AL 35147

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-7905**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED EIGHTY NINE THOUSAND AND 00/100 (\$289,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kristi S. Dobbs and Marvin C. Dobbs, a married couple** (herein referred to as “Grantor,” whether one or more), whose mailing address is

415 Lakeland Court, Cropwell, AL 35054

by **Justin Kane Fulgham and Faye S. Watkins** (herein referred to as “Grantee,” whether one or more), whose mailing address is

7460 Old Highway 280, Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **7460 Old Highway 280, Sterrett, AL 35147**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**Kristi S. Dobbs is one and the same as Kristi Limbaugh Dobbs and was Formerly Known as Kristi Sanderson.**

**Kristi S. Dobbs is the surviving grantee of that deed recorded in Instrument No. 20031009000679020 in the probate office of Shelby County, Alabama; the other grantee, Greg Sanderson, having died on or about the 12<sup>th</sup> day of October, 2012.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20th day of August, 2025.

Kristi S. Dobbs  
Kristi S. Dobbs

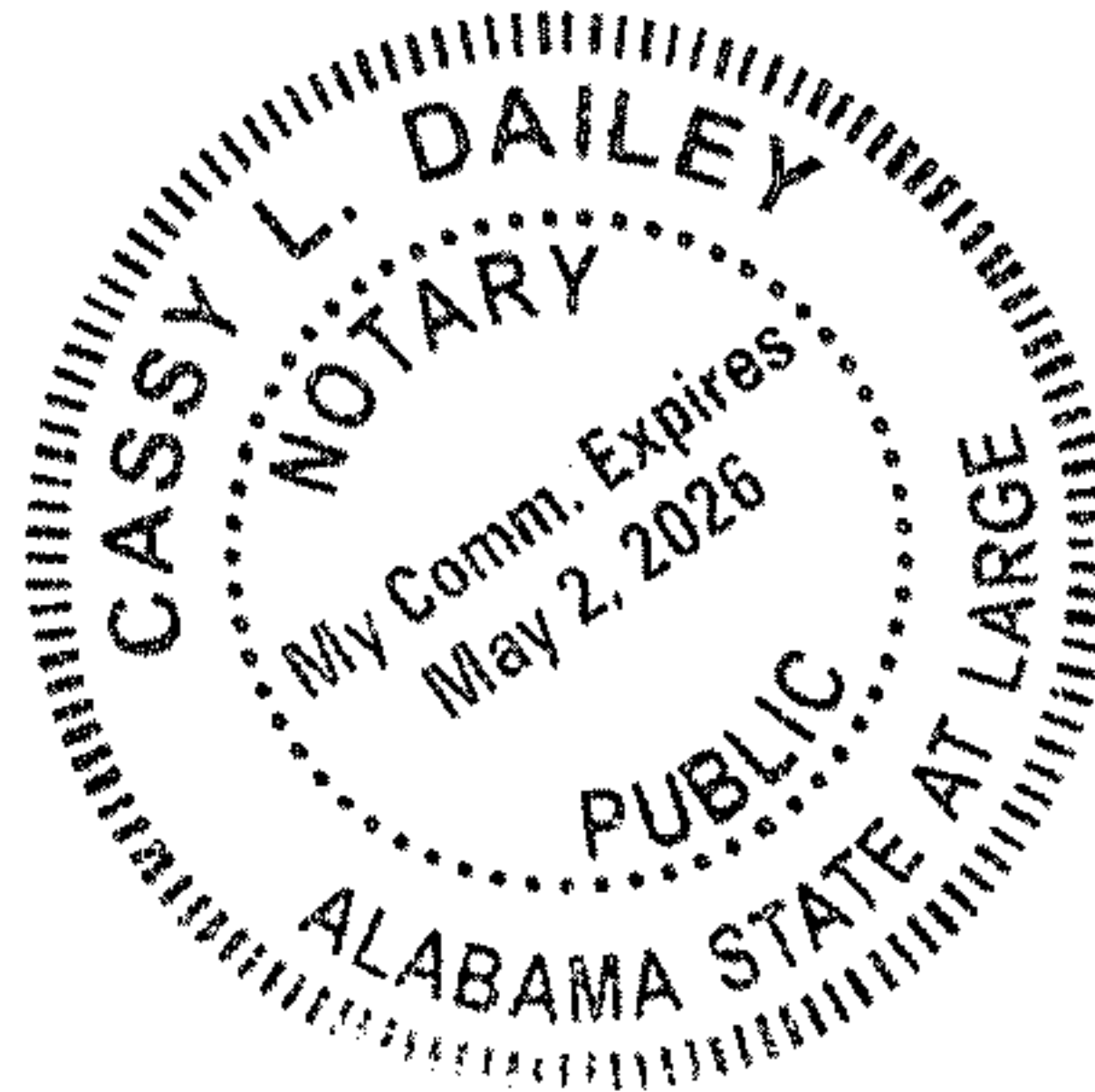
Marvin C. Dobbs  
Marvin C. Dobbs

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristi S. Dobbs and Marvin C. Dobbs whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2025.

Cassy L. Dailey  
Notary Public  
My Commission Expires:



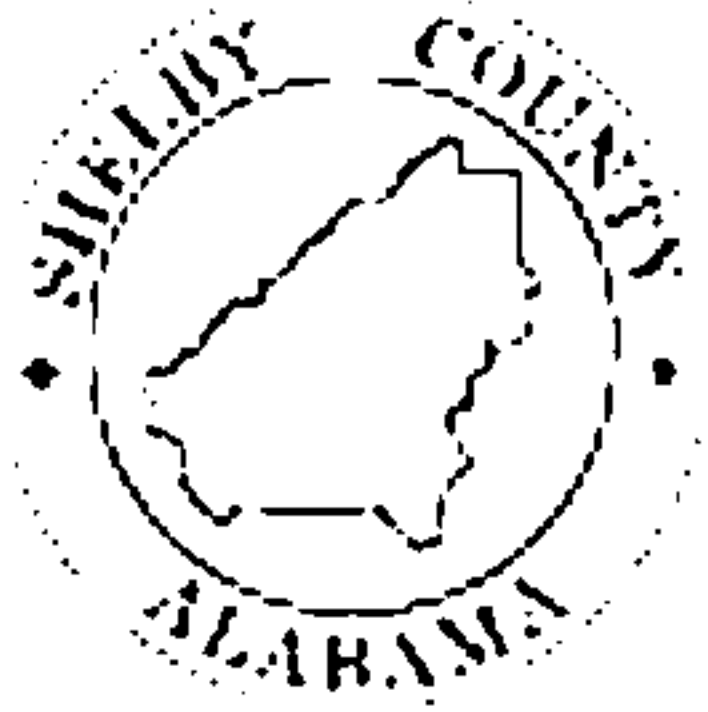
**EXHIBIT A**

Property 1:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR 586.25 FEET; THENCE 87 DEGREES 37 MINUTES 38 SECONDS LEFT RUN SOUTH FOR 347.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST DESCRIBED COURSE FOR 200.00 FEET THE NORTH RIGHT OF WAY OF OLD U.S. HIGHWAY 280; THENCE 93 DEGREES 00 MINUTES RIGHT RUN WESTERLY ALONG SAID RIGHT OF WAY FOR 120.00 FEET; THENCE 87 DEGREES 00 MINUTES RIGHT RUN NORTHERLY FOR 200.00 FEET; THENCE 83 DEGREES 00 MINUTES RIGHT RUN 120.00 FEET TO THE POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA, ALSO KNOWN AS SANDERSON ESTATE, AS RECORDED IN MAP BOOK 13, PAGE 96, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO:

Commence at the Northeast corner of Northeast 1/4 of Northeast 1/4 of Section 25, Township 19 South, Range 1 West; thence North 90 degrees 00 minutes 00 seconds West along the North line of said 1/4 - 1/4 for 586.25 feet; thence South 2 degrees 22 minutes 22 seconds West for 247.42 feet to the point of beginning; thence continue along the same line for 100 feet; thence North 84 degrees 29 minutes 30 seconds West for 119.63 feet; thence North 2 degrees 9 minutes 43 seconds East for 100.02 feet; thence South 84 degrees 29 minutes 30 seconds East for 120 feet to point of beginning. Situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/04/2025 11:01:14 AM**  
**\$319.00 PAYGE**  
**20250904000271730**

*Alicia S. Bayl*