

THIS INSTRUMENT PREPARED BY:

Gene M. Sellers
Sellers & Thorn Attorneys
1512 First National-So. Natural Bldg.
Birmingham, Alabama 35203

19780127000010470 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1978 12:00:00AM FILED/CERT

WARRANTY DEED (Without Survivorship)

6965

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Eight Thousand Eight Hundred and No/100 (\$58,800.00) Dollars and the execution of a purchase-money mortgage in the amount of One Hundred Seventy-Six Thousand Four Hundred and No/100 (\$176,400.00) Dollars, to the undersigned Grantors, O. Gordon Robinson, Jr., and his wife, Katharine M. Robinson; William S. Moughon, Jr., a single man; and Glenn Ireland, II, and his wife, Francis M. Ireland, in hand paid by Osborn Enterprises, Inc., the receipt whereof is acknowledged, we the said Grantors, do grant, bargain, sell and convey unto the said Osborn Enterprises, Inc., the following described real estate, situated in Shelby County, Alabama, to-wit:

Forty-one (41) acres, more or less, described as follows:

PARCEL I

The Northwest 1/4 of the Northwest 1/4 of Section 14, Township 19 South, Range 2 West.

PARCEL II

One (1) acre, more or less, situated in the Southwest 1/4 of the Southwest 1/4 of Section 11, Township 19 South, Range 2 West, more particularly described as follows: Begin at the Southwest corner of said Southwest 1/4 of Southwest 1/4 and run North along the West boundary line of said 1/4-1/4 section 56.61 feet to an iron pin located on the Southeast right-of-way line of Valleydale Road (said right-of-way being 80 feet in width); thence turn right 45° 25' and run in a northeasterly direction along the Southeast right-of-way line of Valleydale Road 336.67 feet to an iron pin; thence turn right 144° 35' and run in a southerly direction parallel to the West boundary line of said 1/4-1/4 section 303.19 feet to an iron pin located on the South boundary line of said 1/4-1/4 section; thence turn right 92° 27' and run in a westerly direction along the South boundary line of said 1/4-1/4 section 240 feet to the point of beginning.

Subject to:

1. Taxes due in the year 1978, a lien but not yet payable.
2. Mineral and mining rights and rights incident thereto, excepted in Deed Volume 5, page 353.

TO HAVE AND TO HOLD, To the said Osborn Enterprises, Inc., its successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Osborn Enterprises, Inc., its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid;

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that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Osborn Enterprises, Inc., its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 23rd day of January, 1978.

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O. Gordon Robinson, Jr.
O. Gordon Robinson, Jr.

Katharine M. Robinson
Katharine M. Robinson

William S. Moughon, Jr.
William S. Moughon, Jr.

Glenn Ireland, II
Glenn Ireland, II

Francis M. Ireland
Francis M. Ireland

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Pamela Amos, a Notary Public in and for said County, in said State, hereby certify that O. Gordon Robinson, Jr., and his wife, Katharine M. Robinson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily.

Given under my hand and official seal this 23rd day of January, 1978.

Pamela Amos
Notary Public

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Shirley M. Hill, a Notary Public in and for said County, in said State, hereby certify that William S. Moughon, 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.

Given under my hand and official seal this 23rd day of January, 1978.

Shirley M. Hill
Notary Public

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Shirley M. Hill, a Notary Public in and for said County, in said State, hereby certify that Glenn Ireland, II, and his wife, Francis M. Ireland, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily.

Given under my hand and official seal this 23rd day of January, 1978.

Shirley M. Hill
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JAN 27 AM 9:19

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 54.00
Rec. 4.50
Incl. 1.00
See mty. 374-54
64.50

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