

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and No/100 Dollars (\$40,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, L. Douglas Joseph, a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto William A. Robershaw and wife, Audrey A. Robershaw (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the South 1/2 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama lying East of Egg & Butter Road.

Less and except the following;

- 1) Any portion lying within railroad right of way;
- 2) Portion sold to Tommy Gable and Curry and Jean Mizzell by Real 173 Pages 546 and 548;
- 3) Portion sold to Leroy Green and Mary Jane Cunningham by Instrument #1993-36901;
- 4) Portion sold to Willie and Carol Lacey by Real 224, Page 350

All being situated in Shelby County, Alabama.

All timber presently on land is not to be cut. If any timber is cut it will be cut by Joseph Forest and Land with the proceeds being paid towards the unpaid balance of the mortgage.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises;

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SHELBY COUNTY JUDGE OF PROBATE
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that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of March, 1994.


L. Douglas Joseph

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that L. Douglas Joseph, a married man, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 1994.


Notary Public
My Commission Expires: 8-14-95

Send Tax Notice To:

(Name): William & Audrey Robershaw

(Address): 25175 Highway 25
Columbiana, AL 35051

This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

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03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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