

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Patrick Ankelman

(Address) 1060 Hwy 31
CALERA, AL 35040

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822

Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seven Thousand Five Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Osmond Robinson, a Married man
Barry Robinson, a married man
(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Patrick Ankelman and Lynella Ankelman

Inst. # **2001-30126**

07/20/2001-30126
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 46.00

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commencing at the S.W. corner of Section 17, Township 21 South, Range 2 West; thence North 01 degrees 01 minutes 18 seconds East along the West line of Section 17 run a distance of 214.04 feet to the South right of way of Shelby County Highway No. 87 (80-foot right of way); thence North 64 degrees 05 minutes 17 seconds East and along said right of way a distance of 710.09 feet; thence continue along the last described course a distance of 146.30 feet; thence South 73 degrees 19 minutes 49 seconds East and continue along said right of way a distance of 102.65 feet to the Southwesterly right of way of U.S. Highway No. 31 (100-foot right of way); thence South 34 degrees 40 minutes 33 seconds East and along said right of way run a distance of 135.00 feet to the point of beginning; thence South 59 degrees 19 minutes 27 seconds West and leaving said right of way run a distance of 208.71 feet; thence South 34 degrees 40 minutes 33 seconds East and run a distance of 208.71 feet; thence North 55 degrees 19 minutes 27 seconds East and run a distance of 208.71 feet to the Southwesterly right of way of U.S. Highway No. 31 (100-foot right of way); thence North 34 degrees 40 minutes 33 seconds West and run along said right of way a distance of 208.71 feet to the point of beginning.
Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions and rights of way and permits of record.

This property constitutes no part of the homestead of the Grantors or their spouses.
\$272,879.00 of the above recited purchase price was paid from a mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, we have hereunto set our hand(s) and seal(s), this 18th day of July, 2001.

(Seal)

(Seal)

(Seal)

Barry Robinson (Seal)
Barry Robinson

Osmond Robinson (Seal)
Osmond Robinson

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barry Robinson and Osmond Robinson, whose name s are signed to the foregoing conveyance are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, A.D., 2001.

My Commission Expires: 10/ 6/04

Notary Public