

18.70. deed stamps on Reverse side

5075

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

This document was prepared by

Donald L. Newson
of CORRETTI, NEWSOM & ROGERS, Attys.

302 Frank Nelson Building
BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four thousand, one hundred and no/100 --- DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Johnnie Robinson and wife, Annie L. Robinson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William C. Gibbs and Francis M. Randall

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

That part of the South 1/2 of the SE 1/4 of Section 35, Township 18, Range 2 East, Shelby County, Alabama, lying West of the right of way of Highway No. 231, Also known as Coosa Valley Road.

Also, the NE 1/4 of NW 1/4 and that part of the NE 1/4 of Section 2, Township 19, Range 2 East, Shelby County, Alabama, lying West of the right of way of Highway No. 231, also known as Coosa Valley Road.

Except from above the following:

- 1. That part described in deed to Plantation Pipe Line Company recorded in Deed Book 113, page 489, Probate Office of Shelby County, Alabama.
- 2. That part described in deed to Alabama Power Company recorded in Deed Book 146, page 134, Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for tax year, 1967; subject to easements to Shelby County as recorded in Volume 102, page 475, and Volume 105, page 414, in the office aforesaid; Subject to easement to Plantation Pipe Line as recorded in Volume 112, page 326, in the office aforesaid; Subject to easements to Alabama Power Company as recorded in Volume 114, page 38; Volume 124, page 465; Volume 129, page 369; Volume 150, page 113; Volume 160, page 402; Volume 229, page 400; Volume 208, page 606, and that part condemned as shown in Probate Minutes 26, page 338, in the office aforesaid; AND ALSO subject to that certain mortgage from Johnnie Robinson and wife, Annie Laura Robinson, to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Book 297, page 401, in the office aforesaid, which said mortgage the grantees herein expressly agree to assume and to pay according to its terms and conditions.

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 hands(s) and seal(s), this 12th day of June 19 67.

STATE OF ALA., SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-15-1967

RECORDED & MTG. TAX
\$ 4.50
PD. ON THIS INSTRUMENT

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BOOK 248

STATE OF ALABAMA
JEFFERSON COUNTY

Notary Public
JUDGE OF PROBATE

Johnnie Robinson (Seal)

Annie L. Robinson (Seal)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnnie Robinson and wife, Annie L. Robinson whose name 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 on the day the same bears date.

Given under my hand and official seal this 12th day of June A. D., 19 67.

Donald L. Newson
Notary Public.

My Commission Expires February 15, 1969