

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
07/24/1973 12:00:00 AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See mtg 332-679

That in consideration of TWO THOUSAND DOLLARS Plus the execution of purchase money mortgage in the amount of \$38,000.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

W. D. Osborn and wife, Alene Osborn

(herein referred to as grantors) do grant, bargain, sell and convey unto

John Rayford Robinson and wife, Shirley Ann Robinson

(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:

A part of the SW¹/₄ of NE¹/₄ of Section 26, Township 19, Range 1 West, described as follows: Beginning at the NW corner of said forty acres and run North 87 deg. 30' East along the North side of said forty acres 420 feet; thence continue North 87 Deg. 30' East 156 feet to a private road; thence run South 14 deg. 30' East 319.6 feet to North line of right-of-way of the Florida Short Route Highway (#91); thence continue South 14 deg. 30' East 80 feet to a point on the South right-of-way of said highway to the point of beginning of the tract herein described; thence South 17 deg. East 281.1 feet; thence North 87 deg. 30' East 75 feet; thence North 2 deg. 30' West 195 feet; thence South 74 deg. 45' West 43 feet; thence North 13 deg. West 111 feet to the South line of said right -of-way of said highway; thence South 71 deg. 25' West along said right of way line 77.75 feet to the point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED.

Commencing at the NW corner of the SW¹/₄ of the NE¹/₄ of Section 26, Township 19 South, Range 1 West and run North 87 deg. 30' East 420 feet; run thence North 87 deg. 50' East 156 feet; run thence South 14 deg. 30' East 319.6 feet to the North boundary of Alabama Highway No. 91, known as the Florida Short Route; run thence South 20 deg. 30' East 80 feet to the South boundary of said highway; run thence North 73 deg. 15' East 77.75 feet along highway for point of beginning of lot hereby described; continue thence North 73 deg. 15' East along the south side of said highway 76.75 feet; run thence South 2 deg. 15' East 120 feet; run thence South 74 deg. 45' West 43 feet; run thence 111 feet to point of beginning, situated in Shelby County, Alabama, except that portion of the above described property described in that certain deed from Clarence P. Gillespie, Jr. and wife, Hazel B. Gillespie in favor of J. B. Embry recorded in Deed Book 177, page 63, in the Probate Records of Shelby County, Alabama.

There is also conveyed to grantees all stock, inventory, equipment and personal property now located in and used in connection with Osborn Grocery and Service Station.

Grantors retain a vendor's lien in the amount of \$38,000.00 to secure the balance due on the purchase price of said property payable according to terms of mortgage of even date.

Possession of the above described property is to be delivered to grantees herein on August 1, 1973.

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 (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

day of July, 1973.

BOOK 281 PAGE 463
STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED
1973 JUL 24 AM 10:26
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Judge of Probate

W. D. Osborn (Seal)

Alene Osborn (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. D. Osborn and wife, Alene Osborn 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 on the day the same bears date.

Given under my hand and official seal this July day of July, A. D. 1973.

Frank Ellis Jr. Notary Public.