

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051

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 341-217

That in consideration of Two Thousand (\$2,000.00) DOLLARS and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Terry P. Crumpton and wife, Sara Crumpton

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

Rayford Robinson and wife, Shirley 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 NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 4, Township 20, Range 1 West, more particularly described as follows: Commence at the SW corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 4 for point of beginning and run thence in an easterly direction along the southern boundary thereof a distance of 528 feet to a point; thence turn to the left and run northerly parallel with the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 825 feet to a point; thence turn to the left and run westerly parallel with the southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 528 feet to a point on the western boundary thereof; thence turn to the left and run southerly along the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 825 feet to the point of beginning. Containing 10 acres, mineral and mining rights excepted. Grantors also reserve in favor of themselves for a period of one year only from the date hereof, a road right of way over the existing road and leading to grantors remaining property.

As a part of the consideration for this conveyance, grantees assume and agree to pay as the same becomes due that certain mortgage indebtedness due to First Federal Savings and Loan Association of Clanton, Alabama against the above described property, the principal balance thereon being due and outstanding in the approximate amount of \$23,544.66.

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Shelby Cnty Judge of Probate, AL
08/08/1974 12:00:00AM FILED/CERT

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 27th day of July, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry P. Crumpton and wife, Sara Crumpton 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 27th day of July, 1974.

Notary Public