

This instrument was prepared by

(Name) WALLACE ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19761209000119170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/09/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of love and affection and One and No/100 (\$1.00)-----Dollar and other valuable consideration, as specified herein below,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Naomi Robertson and husband, M. H. Robertson (who are also known as Marion Hubert Robertson and wife, Ruth Naomi Robertson)

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Quinton W. Robertson

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East and a part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20 South, Range 1 East, more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 23, and run thence East along the South line of said quarter-quarter section a distance of 58.75 feet to a point; thence run a distance of 733.74 feet in a Northerly direction to a point on the Southerly right of way line of U. S. Highway No. 280 which is 67.00 feet, measured along said Southerly right of way line of U. S. Highway No. 280 from the West line of said quarter-quarter section; thence run Southwesterly along said Southerly right of way line of U. S. Highway No. 280 a distance of 67.00 feet to the intersection thereof with the West line of said quarter-quarter section; thence continue in a Southwesterly direction along the Southerly right of way line of U. S. Highway No. 280 a distance of 85.00 feet to a point; thence turn an angle of 90 deg. to the left and run 125.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 348.00 feet; thence turn an angle of 90 deg. to the right and run a distance of 125.00 feet to a point on the Satherly right of way line of said U. S. Highway 280; thence turn an angle of 90 deg. 00 min. to the left and run Southwesterly along the right of way of said Highway a distance of 14.45 feet to a point; thence turn an angle of 90 deg. 11 min. to the left and run a distance of 210.00 feet to a point; thence turn to the right an angle of 90 deg. 11 min. and run 180.00 feet to a point; thence turn an angle of 90 deg. 11 min. to the left and run Southeasterly a distance of 256.90 feet to a point on the Southern Section line of said Section 22; thence run Easterly along the Southern boundary of said Section 22 a distance of 326.70 feet to point of beginning, containing 5.05 acres, more or less, and subject to easements and rights of way of record.

As a part of the consideration for this conveyance, the grantee agrees that he will not sell or convey the above described property during the term of his life, nor any part thereof, without first offering the sale of such property, that is, what is commonly known and termed as "the right of first refusal" of said property, to such of his sisters and brother as may be then living.

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 9th day of December, 1976.

(Seal)

M H Robertson

(Seal)

(Seal)

Naomi Robertson

(Seal)

(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 Naomi Robertson and husband, M. H. Robertson (who are also known as Marion Hubert Robertson and wife, Ruth Naomi Robertson) 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 9th day of December, A. D., 1976

Notary Public.