

This instrument prepared by

(Name) John Burdette Bates, Attorney

(Address) 2017E Avenue F, Ensley, Birmingham, Alabama 35218

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19790111000003600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/11/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen thousand dollars and the execution of a purchase money mortgage in the principal amount of Forty thousand dollars

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

Ogie Mae McKinnon, an unmarried widow, and
Robert Phillip McKinnon and wife Carolyn Sue McKinnon

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

Arthur P. Bagby, III and Robert L. Robinson, as Trustee under
The Phoebe D. Robinson Family Trust, dated October 2, 1977

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

Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section Four (4),
Township Nineteen (19) South, Range Two (2) East, situated in
Shelby County, Alabama; containing eighty (80) acres, more
or less.

Subject to:

1. Right-of-way originally granted from G. W. Jones to R. H. Durant as shown by Deed Book 49, Page 422, in the Probate Office of Shelby County, Alabama.
2. Rights acquired by Alabama Power Company as shown in Probate Minutes Book 9, Page 50, in the Probate Office of Shelby County, Alabama.
3. Right-of-way to Shelby County dated July 24, 1972, recorded in Deed Book 276, Page 382, in the Probate Office of Shelby County, Alabama.
4. Right-of-way to Alabama Power Company dated May 25, 1927, recorded in Deed Book 82, Page 199, in the Probate Office of Shelby County, Alabama.
5. Ad valorem taxes for the year 1979, which are not due and payable until October 1, 1979.

The Grantors herein constitute all of the heirs at law and next of kin of J. R. McKinnon, deceased.

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 29th day of December, 1978.

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED

1979 JAN 11 PM 3:37

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ogie Mae McKinnon, an unmarried widow and Robert Phillip McKinnon and wife Carolyn Sue McKinnon 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 29th day of December, A. D., 1978.

Thomas A. Shanderson, Jr.

Notary Public.