

This instrument was prepared by

(Name) Robert L. Robinson, Phoebe D. Robinson, Frank Murray Dixon, Sue Dixon

(Address) 2725 7th Avenue South Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred 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, Robert L. Robinson and wife Phoebe D. Robinson; and Frank Murray Dixon and wife Sue Dixon (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert L. Robinson and wife Phoebe D. 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:

Tract #1 containing 20.78 acres more or less and non-exclusive right-of-way for roadway and utility purposes as described by exhibit "A" attached hereto and made a part hereof.

Subject to the mortgage on subject property.

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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 18th day of October, 1978.

WITNESS:

Alfred J. Homan (Seal)

(Seal)

(Seal)

Robert L. Robinson (Seal)

Phoebe D. Robinson (Seal)

Frank Murray Dixon (Seal)

Susan C. Dixon

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, *Margaret V. Deaton*, a Notary Public in and for said County, in said State, hereby certify that *Robert L. Robinson, Phoebe D. Robinson, Frank Murray Dixon, and Susan C. Dixon* whose names *they* signed to the foregoing conveyance, and who *are* known to me, acknowledged before me on this *18th* day of *October*, 1978, being informed of the contents of the conveyance *they* executed the same voluntarily on the day the same were made.

Given under my hand and official seal this *18th* day of *October*, A. D., 1978.

Robert L. Robinson

Margaret V. Deaton
Notary Public.

EXHIBIT "A"

TRACT 1

A part of the SE 1/4 of Section 26, Township 21, Range 1E, Shelby County Alabama, more particularly described as follows: From the SE corner of SE 1/4 of the SE 1/4, Section 26, Township 21, Range 1E; thence S 89 degrees 46' 02" W, 1309.42 feet to the point of beginning; thence continue S 89 degrees 46' 02" W, 127.14 feet; thence N 0 degrees 23' 22" W, 1303.02 feet; thence N 88 degrees 43' 03" E, 789.33 feet; thence S 34 degrees 00' 55" W, 166.99 feet; thence East 50 feet; thence N 63 degrees 50' E, 100 feet; thence N 84 degrees 06' 15" E, 166.78 feet; thence South 200 feet; thence S 67 degrees 38' 05" W, 386.71 feet thence S 13 degrees 14' 30" W, 102.10 feet; thence S 14 degrees 07' 29" W, 307.68 feet; thence S 80 degrees 55' E, 370 feet; thence S 8 degrees 44' 30" E, 50 feet; thence S 77 degrees 55' E, 50 feet; thence S 65 degrees 45' 07" W, 911.24 feet to the point of beginning. Containing 20.78 acres, more or less.

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ROAD EASEMENT NO# 1

A part of the SE 1/4 of Section 26, Township 21, Range 1E, Shelby County, Alabama, more particularly described as follows: From the SE corner of Section 26, Township 21, Range 1E; thence S 89°46'02" W, 10 feet to the point of beginning; thence N 0°01'41" W, 253.30 feet being parallel with the East Section Line of said Section to the center of a road; thence along center of said road as follows: N 70°59'53" W, 112.85 feet; thence N 44°43' W, 172.50 feet; thence S 67°27' W, 163.66 feet; thence S 31°31' W, 105.95 feet; thence S 56°31'30" W, 184.25 feet; thence S 76°25'30" W, 179.31; thence S 67°57'30" W, 296.41 feet; thence N 84°34'30" W, 118.77 feet; thence N 27°59'30" W, 39.88 feet to the point of ending. Said road easement being 10 feet left and 10 feet right of described lines.

ROAD EASEMENT NO# 2

A part of the SE 1/4 of Section 26, Township 21, Range 1E, Shelby County, Alabama, more particularly described as follows: From the SE corner of Section 26, Township 21, Range 1E; thence S 89°46'02" W, 10 feet; thence N 0°01'41" W, 253.30 feet; thence N 70°59'53" W, 112.85 feet; thence N 44°43' W, 172.50 feet; thence S 67°27' W, 163.66 feet to the point of beginning; thence N 77°55' W, 141.24 feet; thence N 8°44'30" W, 166.19 feet; thence N 17°46'53" W, 545.59 feet; thence S 33°49'30" W, 113.73 feet; thence S 13°14'30" W, 102.10 feet to the point of ending. Said road easement being 10 feet left and 10 feet right of described lines.



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

519 JAN 30 AM 9:10

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed to 50
Rec 4.00
1.00
5.50

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Robert L. Robinson, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 29 day of January, 1979, being informed of the contents of the conveyance being executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January, A. D., 1979.

Robert L. Robinson

Notary Public.