

This instrument was prepared by

1020

(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

Frank Murray Dixon and wife Sue Dixon

(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 #2 containing 20.80 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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19790130000012100 1/2 \$.00
Shelby Cnty Judge of Probate AL
01/30/1979 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 claim of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hand(s) and seal(s), this 18th day of October, 1978

WITNESS:

[Signature] (Seal)

(Seal)

(Seal)

[Signature] (Seal)

[Signature] (Seal)

[Signature] (Seal)

[Signature]

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, *[Signature]*, a Notary Public in and for said County, in said State, hereby certify that *[Signature]* whose name *[Signature]* signed to the foregoing conveyance, and who *[Signature]* known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance *[Signature]* executed the same voluntarily on the day the same became date.

Given under my hand and official seal this 29th day of January, A. D., 1978

[Signature]

[Signature]
Notary Public.

TRACT 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 beginning of the SE corner of the SE 1/4 of the SE 1/4, Section 26, Township 21, Range 1E; thence N 0°01'41" W, 1100.14 feet; thence N 64°38'08" W, 265.50 feet; thence N 76° 54'11" W, 136.82 feet; thence S 84°06'15" W, 70 feet; thence South 200 feet; thence S 67°38'05" W, 386.71 feet; thence S 13°14'30" W, 102.10 feet; thence S 14°07'29" W, 307.68 feet; thence S 80° E, 370 feet; thence S 8°44'30" W, 50 feet; thence S 77°55' E, 50 feet; thence S 65°45'07" W, 911.24 feet; thence N 89°46'02" W, 1309.42 feet to the point of beginning.
Containing 20.80 Acres, more or less.

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 feet; 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
1979 JAN 30 AM 9:10
Seed Tax .50
Rec. 4.00
Ind. 1.00
5.50
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

19790130000012100 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1979 12:00:00AM FILED/CERT

.....(Seal) Frank M. Wynn (Seal)
Susan E. Wynn

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY
I, Margaret H. Fisher, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 28th day of January, A. D., 1979.
Robert L. Robinson
Margaret H. Fisher
Notary Public.