

This instrument was prepared by

153

(Name) John Burdette Bates, Attorney at Law

(Address) 2017-E Avenue F., Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama

19790205000014510 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-SIX THOUSAND AND 00/100 (\$ 56,000.00) - - - - - 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 WOMAN 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 the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 4, Township 19, Range 2 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to:

1. Rights acquired by Alabama Power Company as shown in Probate Minutes Book 9, Page 50, in the Probate Office of Shelby County, Alabama.
2. 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.
3. 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.
4. Ad valorem taxes for the year 1979, which are not yet due and are payable October 1, 1979.

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

\$ 40,000.00 of the purchase price herein recited was paid by the execution of a purchase money first mortgage bearing date of December 29, 1978, and found of record in Mortgage Book 387, Page 283, in the Probate Office of Shelby County, Alabama.

THIS IS A DEED OF CORRECTION GIVEN TO CORRECT THAT CERTAIN DEED DATED DECEMBER 29, 1978, FROM THE GRANTORS HEREIN TO THE GRANTEEES HEREIN, WHICH SAID ORIGINAL DEED IS FOUND OF RECORD IN DEED BOOK 317, PAGE 233, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 GRANTEEES, 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 GRANTEEES, 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 23rd day of January, 1979.

(Seal)

Ogie Mae McKinnon (Seal)
Ogie Mae McKinnon

(Seal)

Robert Phillip McKinnon (Seal)
Robert Phillip McKinnon

(Seal)

Carolyn Sue McKinnon (Seal)
Carolyn Sue McKinnon

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 woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

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

My commission expires January 1, 1981.
My Public.

Robert L. Robinson

STATE OF FLORIDA
COUNTY OF Leon

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Phillip McKinnon and wife, Carolyn Sue McKinnon, 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 the 23 day of January, 1979.

My Commission Expires:
Notary Public, State of Florida at Large
(My Commission Expires June 5, 1981)
~~Notary Public, State of Florida at Large~~

Mary B. Davenport
Notary Public

BOOK 317 PAGE 637

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

1979 FEB 15 PM 1:23

Correction

Thomas C. Snowden, Jr.
JUDGE OF PROBATE

Rec. 3.50

Sub. 1.00

4.50

19790205000014510 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1979 12:00:00AM FILED/CERT

RETURN TO:

John Burdette Bates
1017-E Avenue F
Birmingham, Alabama 35218

Ogie Mae McKinnon, Robert Phillip

McKinnon and Carolyn Sue McKinnon

TO

Arthur P. Bagby, III and Robert L.

Robinson, as Trustee

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$