VALUE: 14,000.00

[redacted] This Instrument Prepared By: [redacted]
JACKSON M. PAYNE
LEITMAN, SIEGAL & PAYNE, P.A.
1015 First Alabama Bank Building
Birmingham, Alabama 35203

19790620000076970 1/2 $.00
Shelby Cnty Judge of Probate, AL
06/20/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA]

COUNTY OF SHELBY]

864

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable considerations to the undersigned Grantors, Henry Cohen and wife, Toni Kline, in hand paid by John Sharp G. Roberts, Jr. and wife, Judy Joiner Roberts, as Grantees herein, the receipt of which is hereby acknowledged, the said Grantors, Henry Cohen and wife, Toni Kline, do by these presents, grant, bargain, sell and convey unto the said Grantees, John Sharp G. Roberts, Jr. and wife, Judy Joiner Roberts, 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:

BOOK 320 PAGE 205

From the SE corner of the NE 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 East, run Northwardly along the East line of said 1/4-1/4 a distance of 330 feet to the point of beginning of the property as described; thence continue in a straight line along the East line of said 1/4-1/4, a distance of 564.44 feet; thence left 86 degrees 33 minutes 15 seconds a distance of 811.98 feet; thence left 54 degrees 48 minutes 45 seconds a distance of 487.37 feet; thence left 57 degrees 38 minutes 45 seconds a distance of 151.57 feet; thence left 45 degrees 03 minutes 30 seconds a distance of 62.33 feet; thence left 22 degrees 25 minutes a distance of 1011.27 feet to the point of beginning of the property herein described.

EXCEPT that part occupied by existing roads.

This conveyance is made subject to the following:

(a) That certain Mortgage from Grantors to Jefferson Federal Savings & Loan Association in the amount of $42,000.00 recorded in Mortgage Book 375, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama, which Mortgage the Grantees assume and agree to pay according to the terms and tenor thereof.

AL & PAYNE,
LAW
AMA 35203

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(b) 1979 ad valorem taxes due October 1, 1979.

(c) Right-of-way and rights in connection therewith granted to Colonial Pipeline Company in Deed 221, Page 843, in the Office of the Judge of Probate of Shelby County, Alabama.

And the Grantors do, for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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.

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IN WITNESS WHEREOF, the Grantors, Henry Cohen and wife, Toni Kline, have hereunto set their hands and seals this 31st day of May, 1979.

STATE AL. SHELBY CO.
I CERTIFY THIS
JUN 20 AM 9 10
Deed Tax 14.00
Rec. 3.00
Ind. 1.00
18.00
JUDGE OF PROBATE

HENRY COHEN (SEAL)

TONI KLINE (SEAL)

STATE OF ALABAMA]

COUNTY OF JEFFERSON]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HENRY COHEN and wife, TONI KLINE, 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 date the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 31st day of May, 1979.

NOTARY PUBLIC

My Commission Expires: 4/15/81