

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Five Thousand Three Hundred Fifty and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wayne T. Sparks and wife, Dinah D. Sparks

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth W. Robbins and wife, Teresa Robbins

(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:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 19, Township 18 South, Range 2 East; thence run North along the West line of said 1/4-1/4 Section a distance of 625.75 feet to the point of beginning; thence continue North along the West line of said 1/4-1/4 Section a distance of 711.64 feet to the Northwest corner of the SW 1/4 of the SE 1/4 of said Section; thence turn an angle of 90 degrees 00 minutes 39 seconds to the right and run East along the North line of said 1/4-1/4 Section a distance of 413.36 feet to the Old Pumpkin Swamp Road; thence turn an angle of 91 degrees 30 minutes to the right and run along said Road a distance of 234.60 feet; thence turn an angle of 11 degrees 00 minutes to the right and run along said road a distance of 90.00 feet; thence turn an angle of 82 degrees 50 minutes 21 seconds to the right and run a distance of 137.55 feet; thence turn an angle of 95 degrees 21 minutes to the left and run a distance of 452.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 250.00 feet; thence turn an angle of 89 degrees 09 minutes 38 seconds to the right and run a distance of 50 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, and containing 5.52 acres. ALSO, an easement for drive 20 feet wide (10.00 feet on either side of centerline) described as follows: Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 19, Township 18 South, Range 2 East; thence run North along the West line of said 1/4-1/4 Section a distance of 625.75 feet; thence turn an angle of 179 degrees 09 minutes 38 seconds to the right and run a distance of 50.00 feet; thence turn an angle of 89 degrees 09 minutes 38 seconds to the left and run a distance of 138 feet to the point of beginning; thence turn an angle of 88 degrees 42 minutes 15 seconds to the right and run a distance of 417.40 feet; thence turn an angle of 12 degrees 53 minutes 24 seconds to the right and run a distance of 52.00 feet to the center of the Old Pumpkin Swamp Road and point of ending. Situated in the SW 1/4 of the SE 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama. Subject to current taxes, easements and restrictions of record. \$40,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously.

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 ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 6th day of August, 1980

WITNESS:

STATE SEAL, SHELBY CO.
I CERTIFY THIS

(Seal)

Wayne T. Sparks (Seal)

Dinah D. Sparks (Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

Deed 5.00 Sec mty 404-600
Rec. 1.50
Ind. 1.00
7.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne T. Sparks and wife, Dinah D. Sparks whose name ~~S~~ 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 6th day of August, A. D., 1980

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

William H. Halbrook (Seal)
Notary Public.

in and to

whose name(s) 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 27th day of October, A. D. 1979.