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This instrument was prepared by

(Name) Clifford W. Hardy, Jr.
 Attorney at Law
 (Address) 1724 - 3rd Avenue North
Bessemer, AL., 35020

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 Shelby Cnty Judge of Probate, AL
 01/18/1983 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 GRACE E. ROBINSON and husband PAUL C. ROBINSON

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

✓ JAMES M. POWERS and wife BARBARA T. POWERS

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section distance of 438.90 feet to a point on the North R/W line of the Southern Railroad and the point of beginning; thence turn an angle of 70 deg. 09 min. to the right and run along said R/W line a distance of 323.46 feet; thence turn an angle of 101 deg. 32 min. to the left and run a distance of 77.75 feet to a point on the South R/W line of Alabama State Hwy. No. 25; thence turn an angle of 91 deg. 45 min. 07 sec. to the left to the chord of a R/W curve and along said R/W a chord distance of 314.97 feet; thence turn an angle of 56 deg. 51 min. 53 sec. to the left and run a distance of 4.04 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 15th day of January, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1983 JAN 18 AM 9:42

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, FRANCES HARDY, a Notary Public in and for said County, in said State, hereby certify that Grace E. Robinson and husband Paul C. Robinson 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 15th day of January