

This instrument was prepared by

791

Handwritten: 37,500.00
24,000.00
11,100.00
Note
Equity

(Name) Donald Real Estate & Insurance Co.

(Address) 4508 Gary Ave Fairfield, Al 35064

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, 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,

Frank Murray Dixon and wife Sue Dixon

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

Robert L. Robinson and wife Phoebe D. Robinson

(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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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 claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11th day of January, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY,

General Acknowledgment

I, Robert L. Robinson, a Notary Public in and for said County, in said State, hereby certify that Frank Murray Dixon and Sue Dixon 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 13th day of Jan, A. D., 1984

Robert L. Robinson

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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1984 JAN 18 PM 4:31

Thomas P. Henderson, Jr.
SHERIFF

Deed fee - 11.50
Rec - 3.00
Ind. - 1.00
15.50