

This instrument was prepared by

(Name) Richard C. Shuleva

(Address) P.O. Box 1401

Alabaster, Al. 35007



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalier South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
Shelby

KNOW ALL MEN BY THESE PRESENTS,

COUNTY }  
SEVENTEEN THOUSAND AND SEVEN HUNDRED AND NO/100 (\$17,700.00)  
~~EIGHTEEN THOUSAND TWO HUNDRED AND NO/100 (\$18,200.00)~~

That in consideration of \_\_\_\_\_ DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James R. Efferson and wife, Mavis K. Efferson, and Virgil Kitson, III and  
wife, Donna W. Kitson  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James Wendell Robinson and wife Lisa R. 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:

A parcel of land in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 2, Township 20, South  
Range 2 West, and identified as Parcel 5 in re-survey of the Kitson Property  
dated April 4, 1979, conducted by William J. Egan, Jr. and being more  
particularly described as follows:

Begin at the SE corner of Section 2, T-20-S, R-2-W and run Northerly  
along the East side of the said section for 2595.80 ft., then turn an  
angle of 87 deg. 51 min. 04 sec. to the left and run Westerly for  
480.53 ft. to a point on the West right of way of the Atlantic  
Coastline Railroad, then turn an angle of 134 deg. 24 min, 22 sec. to  
the right and run Northeasterly for 177.86 ft. to a point on the West  
R.O.W. of said railroad, then turn an angle of 46 deg. 22 min. 47 sec.  
to the left and run Northerly for 50.96 ft. to the point of beginning.  
Then continue along the last described course for 345.13 ft. to a  
point on the Southeast right of way of Shelby County Road #11. Then  
turn an angle of 150 deg. 35 min. 53" to the left and run Southwesterly  
along the said R.O.W. for 388.61 ft., then turn an angle of 117 deg.  
25 min. 41 sec. to the left and run Easterly for 190.80 ft. back to  
the point of beginning.

Subject to all easements, rights-of-way and restrictions of record.

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 23rd  
day of March, 1984

WITNESS:

James R. Efferson

STATE OF ALA. SHELBY CO. Virgil Kitson III (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Mavis K. Efferson

1984 APR -2 PM 1:00 Donna W. Kitson (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

The undersigned

I, James R. Efferson & wife Mavis K. Efferson, Virgil Kitson III & wife Donna W. Kitson, a Notary Public in and for said County, in said State,  
hereby certify that James R. Efferson & wife Mavis K. Efferson, Virgil Kitson III & wife Donna W. Kitson  
whose name is 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 23rd day of March 1984 A. D. 19

Form ALA-31

South P.O. Box 246  
Alabaster, Alabama 35007

Margaret J. Jones  
My Commission Expires February 25, 1986

ry Public.