

809

(Name) Mr. & Mrs. Rayford Robinson

(Address) P.O. Box 106, Chelsea, AL 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 115B-1-5-82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One thousand four hundred and No/100 (\$1,400.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Vincent Martin Decker and Martha Mae Decker

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

John Rayford Robinson and Shirley Ann Robinson

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

Shelby

County, Alabama to-wit:

An undivided one-half interest to the following described property:

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Begin at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 28, Township 19 South, Range 1 East and run in a westerly direction 976.40 feet along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point on the South right-of-way line of U. S. Highway #280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right-of-way of said highway for a distance of 1060.15 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 552.99 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 200.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a Northerly direction for a distance of 574.13 feet to a point on the South right-of-way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in a Westerly direction along said South right-of-way line for 201.16 feet to the point of beginning. Said parcel contains 2.588 acres, more or less.

LESS AND EXCEPT the South 60 feet from the above described parcel.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 6th

day of April, 19 84

WITNESS:

Notary Tax 1.50

Rec 1.50

Ind 1.00

4.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1984 APR 16 AM 10:36

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Vincent Martin Decker (Seal)

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STATE OF ALABAMA

SHELBY

COUNTY

the undersigned authority

I, Vincent Martin Decker and Martha Mae Decker, a Notary Public in and for said county, State,

hereby certify that 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 April, A.D., 19 84

J. Frank Head

Notary Public.