

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS

and other good and valuable consideration

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

James Vincent Spates, unmarried

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

✓ Timothy W. Robinson and Sandra A. 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:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East; thence Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 321.73 feet to a point; said point being the South-west corner of the Sheila Keith lot, and the point of beginning of the property herein described; thence 89 deg. 4 min. to the right 129.61 feet along the West line of the Keith lot to a point; said point being the Southeast corner of the Terry Shiflett lot; thence run in a Westerly direction along the South line of the Shiflett lot a distance of 119 feet to a point; thence run South a distance of 116 feet, more or less, to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 119 feet, more or less, to the point of beginning. Said property being located in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East.

ALSO, the right of ingress and egress across Grantor's remaining property over an unnamed dirt road leading from Chancellor's Ferry Road to the above described property.

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, _____ have hereunto set _____ hands(s) and seal(s), this _____

day of May 01, 1984.

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL -5 PM 3:11

Deed tax .50

Rec. 1.50

(Seal) 1.00

(Seal) 3.00

James Vincent Spates (Seal)

James Vincent Spates

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State,

hereby certify that James Vincent Spates, unmarriedwhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance _____ he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 21 day of May, 1984.Edgar M. Spivey

Notary Public.

Form 31-A

Rt. 1 Box 275-B
Harpersville, Ala
35078