

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

This instrument was prepared by

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----FIFTY-SEVEN THOUSAND, FIVE HUNDRED AND NO/100 (\$57,500.00)----- DOLLARS

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

RAYMOND A. ROBINSON, PAUL C. ROBINSON and RALPH L. ROBINSON

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

WILLIAM C. MORRIS and wife, JANICE H. MORRIS,

(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 Alabama County, Alabama to-wit:

See Exhibit "A" attached hereto and by referenced incorporated herein as if fully set out for a legal description of the subject property.

Subject to:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 189 page 332 in Probate Office of Shelby County, Alabama.
 Right-of-Way granted to Shelby County by instrument recorded in Deed Book 190 page 492 in Probate Office of Shelby County, Alabama.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 5th day of November, 1984.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Raymond A. Robinson (Seal)
Paul C. Robinson (Seal)
Ralph L. Robinson (Seal)

STATE OF ALABAMA
 Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond A. Robinson, Paul C. Robinson and Ralph L. 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 5th day of November, A. D. 1984.

[Signature]
 Notary Public.

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EXHIBIT "A"

A part of the NW 1/4 of NW 1/4 of Section 6, Township 21, Range 2 East, described as follows: Begin at the Southwest corner of said forty; thence East along the South line of said forty 200 yards to the mouth of McGowan Ferry Road; thence in a Northeasterly direction along the West right of way line of Montgomery Highway, known as Highway #25, 228 yards; thence West 96 yards; thence North 220 yards, more or less, to the section line; thence West 220 yards, thence South 440 yards to the point of beginning, EXCEPT 2 acres sold to E. L. M. Wallace in the Northwest corner of said forty being 70 yards East and West and 140 yards North and South, EXCEPT 1/4 acre, in the Southwest corner of said forty, known as the old church site, and EXCEPT that part sold to the Town of Wilsonville, as shown by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 123, page 180 and described as follows: Commence at the Southwest corner of the NW 1/4 of NW 1/4 of Section 6, Township 21, Range 2 East, and run thence North 87 deg. 30 min. East a distance of 105 feet to the point of beginning of the tract herein described; run thence North 87 deg. 30 min. East a distance of 137 feet; thence North 14 deg. 30 min. West 50 feet; thence North 24 deg. West 50 feet; thence North 31 deg. West 50 feet; thence North 44 deg. 30 min. West 50 feet; thence North 59 deg. West 50 feet; thence North 67 deg. West 50 feet; thence North 81 deg. 20 min. West a distance of 70 feet to the West line of said forty; thence South 2 deg. 30 min. East 134 feet; thence North 87 deg. 30 min. East 105 feet; thence South 2 deg. 30 min. East a distance of 105 feet to the point of beginning. There is excepted from said tract of land the following: Commence at the point of beginning of the above described tract of land and run North 2 deg. 30 min. West a distance of 42 feet to the point of the lot herein excepted; thence North 2 deg. 30 min. West a distance of 30 feet; thence North 87 deg. 30 min. East 15 feet; thence South 2 deg. 30 min. East 30 feet; thence North 87 deg. 30 min. West a distance of 15 feet to the point of beginning. There is also excepted from the tract of land herein described the lots occupied by the graves of Dr. H. T. Dickens and the Milan baby located near the South side and just North of the beginning point of the lots herein described.

LESS & EXCEPT the following described land:

Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, thence run East, along the North line of said 1/4 1/4 section a distance of 210.00 feet to the point of beginning; thence continue East, along the North line of said 1/4 1/4 section, a distance of 450.00 feet; thence turn an angle of 91 deg. 08 min. to the right and run a distance of 521.93 feet; thence turn an angle of 88 deg. 36 min. to the right and run a distance of 639.39 feet to the East right of way line of the Wilsonville-Fourmile Highway; thence turn an angle of 81 deg. 43 min. to the right and run along said right of way line a distance of 106.07 feet; thence turn an angle of 98 deg. 17 min. to the right and run a distance of 207.24 feet; thence turn an angle of 88 deg. 35 min. to the left and run a distance of 419.02 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

RECORDING FEES

Mortgage Tax	\$
Deed Tax	<u>7.50</u>
Mineral Tax	
Recording Fee	<u>5.00</u>
Index Fee	<u>2.00</u>
TOTAL	<u>\$14.50</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV -7 AM 9:10

See Mtg 007-781
Thomas W. L. ...
JUDGE OF PROBATE

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