

1448

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THIS INSTRUMENT WAS PREPARED BY:  
DONALD REAL ESTATE & INSURANCE CO., INC.  
4508 GARY AVE.  
FAIRFIELD, AL. 35064

SEND TAX NOTICE TO:

STATE OF ALABAMA )  
Shelby COUNTY )

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Fifty dollars (\$550.00) and the execution of a Purchase Money Mortgage and Note in the amount of Sixty-two hundred Fifty Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I

Robert L. Robinson  
(herein referred to as grantor), grant, bargain, sell and convey unto James R. Roy and wife Victoria K. Roy (herein referred to as grantee) 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:

Legal description (Exhibit "A") attached hereto and made a part hereof.

Less and except mineral, mining, oil and gas rights and all rights incidental thereto.

Subject to easements, rights of way and all matters of Public record.

Subject to restrictions of Grantor as recorded in Misc 57, page 62 and Real 3, page 840 as amended in Real 30, page 510, Probate Office. This is not the Homestead of Grantor.

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 forever, together with every contingent remainder and right of reversion.

*Robert L. Robinson*

STATE OF ALABAMA )  
Shelby COUNTY )

I, *Robbie Jean Bailliet* a Notary Public in and for said County, in said State, hereby certify that

whose name(s) *Robert L. Robinson* 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, *they* executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *12<sup>th</sup>* day of *April* 19*87*

*Robbie Jean Bailliet*  
Notary Public

MY COMMISSION EXPIRES 10-24-87

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LEGAL DESCRIPTION  
EXHIBIT "A"

Commence at the N.E. corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence S 87 DEGREES 03' - 59" W a distance of 609.92', Thence run S 1 degrees - 46' 31" E a distance of 4,105.25', thence run N 88 degrees - 13' 29" E a distance of 86.82' to the point of beginning of the property being described, thence run S 56 degrees - 01' - 06" E a distance of 208.53' to a point on the North margin of McClure Drive, Thence run along the arc of a curve to the right having a central angle of 9 degrees - 50' - 10" and a radius of 282.40 an arc distance 48.48' to the P.T., thence run S 38 degrees - 40' - 53" W along the North margin of said Street a distance of 163.14' to the P.C. of a curve to the right having a central angle of 14 degrees - 31' - 57" and a radius of 151.33', Thence continue along the arc of said curve an arc distance of 38.38' to a point, Thence run N 32 degrees 28' - 25" W a distance of 218.88' to a point, Thence run N 38 degrees - 40' - 53" E a distance of 161.57' to the point of beginning, containing 1.0 acre.

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

1987 JAN 20 AM 11:01

*Thomas A. Shivers, Jr.*  
JUDGE OF PROBATE

1. Doc. Fee	<u>1.00</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.00</u>