

This form furnished by:

**Cahaba Title, Inc.** 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 2032 Valleydale Road  
Birmingham, AL 35244

Send Tax Notice to:

(Name) Thomas Webster Robbins  
(Address) Susan Virginia Graham  
#81 Road 335  
Chelsea, Alabama 35043

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100THS (\$85,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ronald L. Moore, a married man

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

Thomas Webster Robbins and Susan Virginia Graham, single individuals  
(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 containing 2.00 acres in the NE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4 1/4 section, Thence run South along the East 1/4-1/4 line 425.00 feet, Thence run South 66 deg. 00 min. 00 sec. West a distance of 285.00 feet, Thence run South 78 deg. 00 min 00 sec. West a distance of 210.73 feet to the point of beginning; Thence continue last course 94.27 feet, Thence run South 42 deg. 00 min. 00 sec. West a distance of 358.33 feet to a point on the centerline of a paved county road #335, thence run South 28 deg. 28 min. 21 sec. East along said centerline a distance of 117.07 feet, Thence run North 88 deg. 23 min. 18 sec. East a distance of 246.28 feet, Thence run North 63 deg. 51 min. 55 sec. East a distance of 23.87 feet, Thence run North 88 deg. 23 min. 18 sec. East a distance of 8.56 feet, Thence run North a distance of 371.11 feet to the point of beginning. LESS AND EXCEPT that part lying in public right-of-way.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

\$76,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 4th day of February, 19 88.

WITNESS

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 FEB -8 PM 12:41

Ronald L. Moore (Seal)  
Ronald L. Moore (Seal)  
1. Doc. Tax \$ 8.50 (Seal)  
2. Mfg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 12.00

STATE OF ALABAMA  
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald L. Moore, a married man whose 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 4th day of February, A.D., 19 88

My Commission Expires March 10, 1991

Notary Public