

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY ONE THOUSAND AND NO/100 DOLLARS (\$31,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, GRAHAM N. WEBSTER and wife, RUBY T. WEBSTER (herein referred to as Grantors) do grant, bargain, sell and convey unto RICHARD R. ROBBINS and wife, DORIS R. ROBBINS (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:

SEE THE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 28th day of April, 1988.

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Graham N. Webster  
GRAHAM N. WEBSTER

Ruby T. Webster  
RUBY T. WEBSTER

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GRAHAM T. WEBSTER and wife RUBY T. WEBSTER 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 28th day of April, 1988.

Jeannie Wade  
NOTARY PUBLIC

This Instrument was prepared by:  
Jeannie Wade, Attorney  
1572 Montgomery Highway, Suite 101  
Birmingham, Alabama 35216

SCHEDULE "A"

A part of Lot 2, according to the decree and map in Case 2994 in the Circuit Court of Shelby County, Alabama, in equity, style of case being Howard, et al vs. Harrison, et al, which said decree and map is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 138, Page 555 and 556, which part of said Lot 2 being further described as follows: Begin at the NE corner of Section 1, Township 21 South, Range 5 West, and run thence West along the North boundary of said section 275 yards to the point of beginning of land herein described; thence turn left and run South along the East line of said lot 2 a distance of 522 feet, more or less, to a point on the North right-of-way line of South Shades Crest Road; thence turn right an angle of 83 degrees 10 minutes in a Southwesterly direction and along the North right-of-way line of said road a distance of 415 feet; thence turn right and run North parallel with the East line of said lot 2 a distance of 571.89 feet, more or less to a point on the North line of said Section 1; thence run East along the said North line of said Section 1, a distance of 412.5 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

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

88 MAY -2 AM 11:53

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

1. Deed Tax	\$ <u>31.00</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>37.00</u>