

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE

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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Osmond Robinson

(Address) 91 Co. Rd 786  
Jemison, AL 35085

This instrument was prepared by

(Name) Michael T. Atchison, Attorney At Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousands DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Osmond Robinson and wife, Della Robinson and  
Thomas J. Ellison and wife, Peggy Ellison  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Osmond Robinson and wife, Della 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:

From the SE corner of the NE1/4-SE1/4, Section 19, Township 21 South, Range 2 West, Shelby County, Alabama, run West 116.31 feet to the West R/W line of County Road 87; thence run Northerly along said R/W line 1502.32 feet; thence run Westerly along the South line of Robinson Inc. lot, 570 feet to the beginning point of subject; from said point, continue said course along a line dividing the lands of Robinson/Ellison and Asplundh for 190 feet; Deflect right 89 degrees 11 minutes 13 seconds for 191.41 feet to a point on the South line of a 40 foot easement; thence deflect right 90 degrees 48 minutes 47 seconds and run Easterly and parallel to the South line of Robinson/Ellison 190 feet; thence deflect right 89 degrees 11 minutes 13 seconds and run Southerly 191.35 feet back to the beginning point.

Situated in Shelby County, Alabama.

Inst # 1992-18007

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 July day of 1992

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Osmond Robinson (Seal)  
Della Robinson (Seal)  
Thomas J. Ellison (Seal)  
Peggy Ellison (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Osmond Robinson and wife Della Robinson and Thomas J. Ellison and wife, Peggy Ellison 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 10<sup>th</sup> day of July A.D., 1992

Detty D. Cox  
Notary Public.  
My Commission expires 5-23-94

40'  
ESSEMENT

191.35

ROBINSON, ELIZAB

1502. SE DOR. NE 1/4-SEC. 19. TWP. 21-S. R-2-W.

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1992-18048.31