

SEND TAX NOTICE TO:

(Name) Carl E. and
Joyce Robertson
(Address) 368 Shelby 62 South
Harpersville, AL 35078

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE THOUSAND SIXTY FIVE AND NO/100 Dollars (\$3,065.00)** in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Maxine Elizabeth Bearden and husband, Quincy Arlington Bearden**, herein referred to as grantors) do grant, bargain, sell and convey unto **Carl E. Robertson and wife, Joyce Robertson**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast Corner of the NW 1/4 of the SE 1/4, Section 27, T-19S, R-2E; thence run westerly along the north boundary of said 1/4 1/4 for 345.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 215.44 feet to a point; thence turn an angle of 89 degrees 33 minutes 02 seconds to the left and run for 1328.19 feet to a point on the south boundary of said NW 1/4 of SE 1/4; thence turn an angle of 90 degrees 25 minutes 18 seconds to the left and run along said south boundary of said 1/4 1/4 for 213.88 feet to a point; thence turn an angle of 89 degrees 30 minutes 39 seconds to the left and run 1328.30 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the SE 1/4, Section 27 T-19S, R-2E, and contains 6.13 acres, excluding the right-of-way of County Highway 62 which is 80 feet in width.

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, I, or each of us, have hereunto set my or our hands and seals, this 9th day of May, 1996.

Maxine Elizabeth Bearden (SEAL)
Maxine Elizabeth Bearden

Quincy Arlington Bearden (SEAL)
Quincy Arlington Bearden

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Maxine Elizabeth Bearden and husband, Quincy Arlington Bearden**, whose name or names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 1996.

Edward M. Fowler Jr. (SEAL)
Notary Public

1996-15256

05/09/1996-15256
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:00 PM