

SEND TAX NOTICE TO:

(Name) MEL D. ROBINSON

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

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FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

CORRECTIVE

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY NINE THOUSAND AND NO/100----- (\$89,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

**ARTHUR GARRETT and BILL GARRETT**

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

**MEL D. ROBINSON and EWELL S. ROBINSON, married**

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 3, and part of Lot 4, being the North 12.5 feet off said Lot 4, all in Lot D, according to the survey of Lyman's Addition to the Town of Montevallo, (as recorded in Map Book 3 page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

THIS IS NOT THE HOMESTEAD OF THE GRANTORS

Arthur R. Garrett died on or about September 23, 1992

Ruth-Eel T. Garrett died on or about March 29, 1992

THIS INSTRUMENT IS BEING RE-RECORDED IN THE CORRECT COUNTY.

12/22/1998-G1166

04:04 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seals, this \_\_\_\_\_

day of October, 19 98

WITNESS:

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

Arthur R. Garrett  
ARTHUR GARRETT (Seal)

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

Bill Garrett  
BILL GARRETT (Seal)

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

STATE OF Tennessee a Large  
Sullivan COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that ARTHUR GARRETT

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, executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of October, A. D. 19 98

Nancy D. Hoffman  
Notary Public

