

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20040616000326740 Pg 1/6 32.00
Shelby Cnty Judge of Probate, AL
06/16/2004 10:44:00 FILED/CERTIFIED

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Jackie R. Robinson
(Address) 9271 Old Highway 280
Chelsea, Alabama 35043
MINIMUM VALUE: \$1,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE CONSIDERATION AND 00/100 to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, JACKIE R. ROBINSON, a married man; FRANKIE E. ROBINSON, a married man; and SAMMY J. ROBINSON, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JACKIE R. ROBINSON and SONJI PAMELIA ROBINSON, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Commence at the intersection of the North line of U. S. Highway 280 and the West line of the NW 1/4 of Section 26, Township 19 South, Range 1 West; thence run Northeasterly and Easterly along said Highway right-of-way for 981.52 feet to the point of beginning of the parcel herein described; thence proceed North for 210 feet to a point; thence proceed West for 105 feet to a point; thence proceed South 210 feet to the North right-of-way line of said Highway; thence proceed East along said Highway right-of-way for 105 feet, back to the point of beginning, all being situated in Shelby County, Alabama.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

SOURCE OF TITLE:

WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT REAL BOOK 159, PAGE 103.

REFERENCE IS HEREBY MADE TO EXHIBIT "A", HERETO ATTACHED AS "HEIRSHIP AFFIDAVIT", AND EXHIBIT "B", HERETO ATTACHED AS "DISINTERESTED PARTY AFFIDAVIT", BOTH OF WHICH EXHIBITS ARE INCORPORATED HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 15 day of June, 2004.

Jackie R. Robinson
JACKIE R. ROBINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JACKIE R. ROBINSON, 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 15th day of June, 2004.

Notary Public
My commission expires: 2/13/07

Frankie E. Robinson
FRANKIE E. ROBINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **FRANKIE E. ROBINSON**, 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 15 day of June, 2004.

Susan S. Armstrong
Notary Public
My commission expires: Sept. 2004

Sammy J. Robinson
SAMMY J. ROBINSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **SAMMY J. ROBINSON**, 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 15 day of June, 2004.

Susan S. Armstrong
Notary Public
My commission expires: Sept. 2004

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW Jackie R. Robinson, Frankie E. Robinson and Sammy J. Robinson, as "Affiants" herein and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiants have personal knowledge of the facts stated herein, are over the age of nineteen (19) years, and are competent to execute this Affidavit.
2. On April 30, 2004, Agnes J. Pate (also known as Agnes Nivens Pate) died testate while residing in Shelby County, Alabama. At the time of the decease of Agnes J. Pate (the "decedent" herein), pursuant to Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Real Book 159, Page 103, said decedent was seized of certain real property situated in Shelby County, Alabama, more particularly described, as follows:

BEG INT N/L US HWY 280 & W/L NW ¼ SEC 26 T 19S R1W TH NELY & ELY on HWY ROW 981.52' to POB TH N 210' W 105' S 210' to NL SD HWY TH E on HWY ROW 105' Deed DIM 105' x 210' DB 276 P2 8/24/1972 BEAT 8

3. The Last Will and Testament of said decedent has not been probated, and no probate of said Will is anticipated by the next of kin, heirs at law and distributees under said Will.
4. Said decedent was unmarried at the time of her decease, having been predeceased by her husband, Lester Pate, and she never had any children, either natural or adopted. Said decedent was not survived by a parent, and had only one sister, namely, Ruth Robinson, who deceased on September 27, 1987, and left to survive her, three (3) sons. Consequently, the three sons of Ruth Robinson are the next-of-kin of Agnes J. Pate, being her nephews, and the names, addresses, relationships, ages and states of mind of said next-of-kin, heirs at law and distributees under the Will of said decedent, are designated, as follows:

Jackie R. Robinson, surviving nephew
9271 Old Hwy. 280
Chelsea, AL 35043
(Over the age of nineteen (19) years and of sound mind)

Frankie E. Robinson, surviving nephew
9369 Old Hwy. 280
Chelsea, AL 35043
(Over the age of nineteen (19) years and of sound mind)

Sammy J. Robinson, surviving nephew
9293 Old Hwy, 280
Chelsea, AL 35043
(Over the age of nineteen (19) years and of sound mind)

5. Other than the above-designated next-of-kin, heirs at law and distributees under the Will of said decedent, there are no other persons interested in her estate.
6. All debts and charges against the estate of said decedent have been fully satisfied.

FURTHERMORE, the Affiants saith naught.

Jackie R. Robinson
Jackie R. Robinson, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 15th day of June, 2004.

Dorothy Johnson
Notary Public
My Commission Expires: 2/13/07

Frankie E. Robinson
Frankie E. Robinson, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 15 day of June, 2004.

Susan S. Armstrong
Notary Public
My Commission Expires: Sept. 2004

Sammy J. Robinson
Sammy J. Robinson, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 15 day of June, 2004.

Susan S. Armstrong
Notary Public
My Commission Expires: Sept. 2004

EXHIBIT "B"

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT

COME NOW, Earline Isbell and Ronald F. Williamson, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:


1. Affiant, Earline Isbell, hereby acknowledges and confirms that she has personal knowledge of the facts stated herein, is over the age of seventy (70) years, competent to execute this Affidavit, and her current address is 860 Highway 39, Chelsea, Alabama 35043. Said Affiant further states that she has no pecuniary or other interest in the estate of Agnes J. Pate.
2. Affiant, Ronald F. Williamson, hereby acknowledges and confirms that he has personal knowledge of the facts stated herein, is over the age of fifty-five (55) years, competent to execute this Affidavit, and his current address is 8750 Old Highway 280, Chelsea, Alabama 35043. Said Affiant further states that he has no pecuniary or other interest in the estate of Agnes J. Pate.
3. Said Affiants hereby state that they are personally familiar with the family history of Agnes J. Pate (also known as Agnes Nivens Pate), and hereby acknowledge and confirm that she died on April 30, 2004. Agnes J. Pate (the "Decedent" herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Real Book 159, Page 103.
4. Affiants state that the Decedent's husband, Lester Pate, predeceased her, in 1983, and that she was not married at the time of her decease.
5. The Decedent was not survived by any parent, and her only sibling, a sister, Ruth Robinson, predeceased her on September 27, 1987. Ruth Robinson left to survive her, three sons, whose names are Jackie R. Robinson, Frankie E. Robinson and Sammy J. Robinson. The Decedent never had any children of her own and her next-of-kin are her three nephews, as hereinabove named.
6. All three of said nephews of Agnes J. Pate are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
7. Affiants are not aware of any persons or entities who have claim to the real property of which Agnes J. Pate died seized, other than her three nephews hereinabove named.


FURTHERMORE, the Affiants saith naught.


Earline Isbell, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

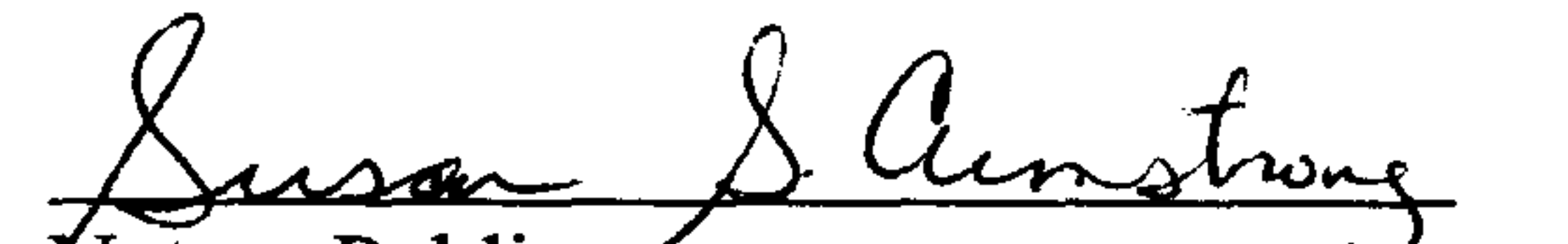
Sworn to and subscribed before me this 15 day of June, 2004.


Notary Public
My Commission Expires: Sept. 2004


Ronald F. Williamson, Affiant

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this 15 day of June, 2004.


Notary Public
My Commission Expires: Sept. 2004