

WARRANTY DEED

This instrument was prepared by
✓ Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

J B Feagin
2849 Canterbury Road
Birmingham, AL 35223

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration settling our father's estate, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **JUDY BESS ROBINSON FEAGIN**, appointed by order of the Shelby County Alabama Probate Court, Case 34-107, executrix of the estate of William Everett Robinson, Sr., deceased, of 2849 Canterbury Road, Birmingham, AL 35223, do grant, bargain, sell, and convey unto **WILLIAM EVERETT ROBINSON, JR**; a married man, of 119 Concord Road, Oak Ridge, TN 37830; **JUDY BESS ROBINSON FEAGIN**, a married woman, of 2849 Canterbury Road, Birmingham, AL 35223; AND **JANE TAYLOR ROBINSON MALOY**, a married woman, of 2521 Mimosa Place, Wilmington, NC 28403. (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of §10, Twp 24N, R12E, containing ± 40 acres, as described in a warranty deed recorded on 19 May 1951 at deed book 146, page 190 of the Shelby County Probate records.

Parcel II

From a point of beginning at the SE corner of the SW $\frac{1}{4}$, go N along the $\frac{1}{4}$ line 1840 feet; run thence SW 260 feet; run thence S-SW 2488 feet; run thence E 2090 feet to the point of beginning, less the right of way of Gardner Street, located in §3, Twp 24N, R12E, containing ± 44 acres, as described in a warranty deed recorded on 19 May 1951 at deed book 146, page 190 of the Shelby County Alabama Probate records, and assigned ad valorem tax ID#36.2.03.3.001.013.

The above is subject to a right-of-way 15 feet wide across E end of said strip.

Excluded herefrom is the following property, deeded by William E Robinson to John H Roberts and Laura Whaley Roberts via an instrument executed 22 August 1972 and recorded at deed book 275, page 855: Commencing at the NE corner of the NE¼ of the SW¼ of Fractional §3, Twp 24N, R12E, run thence S 48 degrees 30'W 44 feet to the point of beginning: Thence run S along Gardner Road 225 feet; thence run NW 212.3 feet; thence run NE along previously run diagonal 290 feet to the point of beginning. This land is in the NE¼ of the SW¼ of fractional §3, Twp 24N, R12E, containing ±.54 acres.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

The Estate of William Everett Robinson, Sr, by its executor Judy Bess Robinson Feagin, does for itself and for its assigns and successors covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its assigns and successors 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, the Estate of William Everett Robinson, Sr by and through its personal representative JUDY BESS ROBINSON FEAGIN, has set its hand and seal, this 09 November 2004.

Witness:

Steven Sears

Judy Bess Robinson Feagin (Seal)
JUDY BESS ROBINSON FEAGIN

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JUDY BESS ROBINSON FEAGIN**, whose name as executrix of the estate of William Everett Robinson, Sr is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, as said executrix and with full authority so to do, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{Nov} 04 September 2004.

Steve Sears

Notary public

