

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Roland Pugh
1862 Tanyard Road
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY THOUSAND AND NO/00 DOLLARS (\$160,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rickey K. Robbins and wife, Tammy C. Robbins (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **James Roland Pugh, Marline M. Pugh and Mitzi Pugh, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

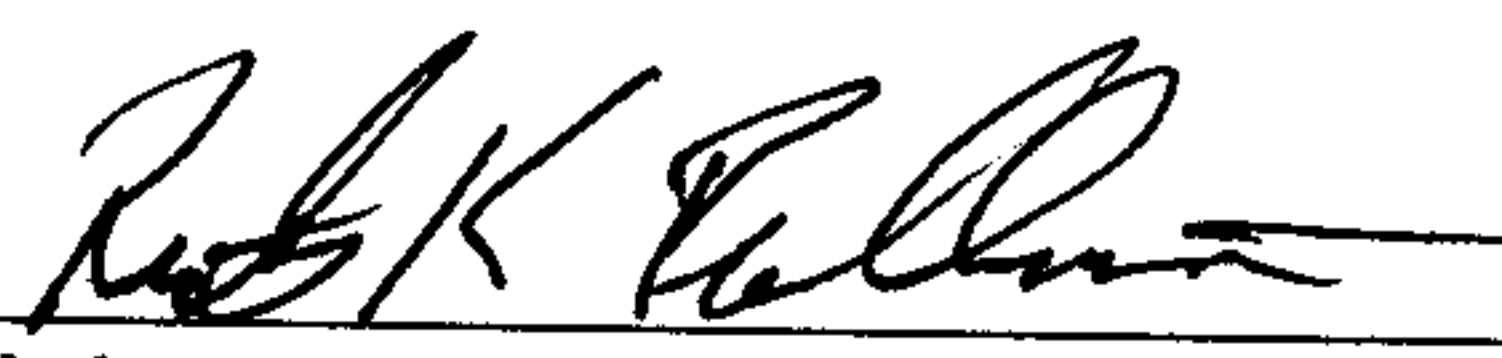
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of March, 2012.

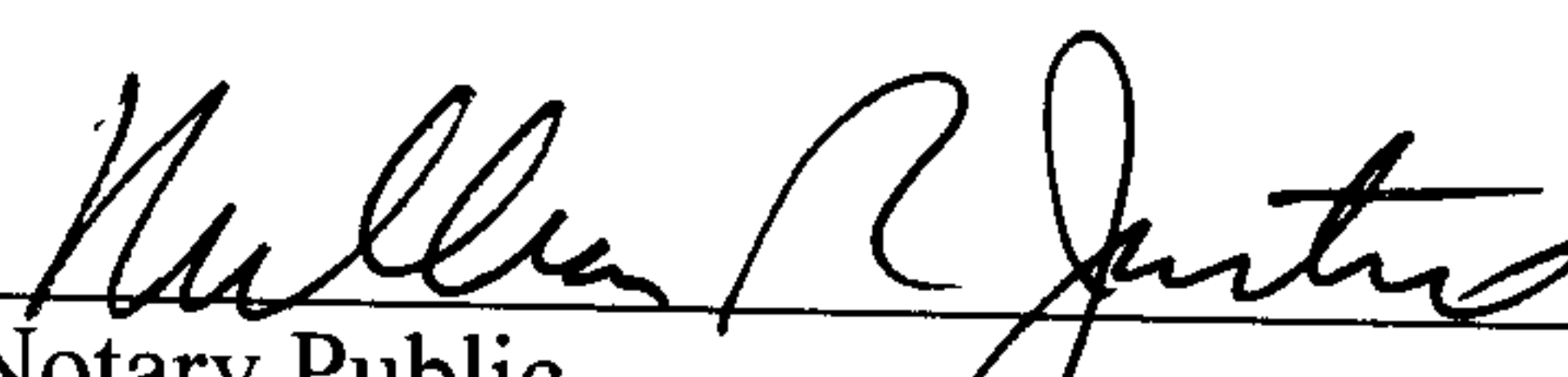

Rickey K. Robbins


Tammy C. Robbins

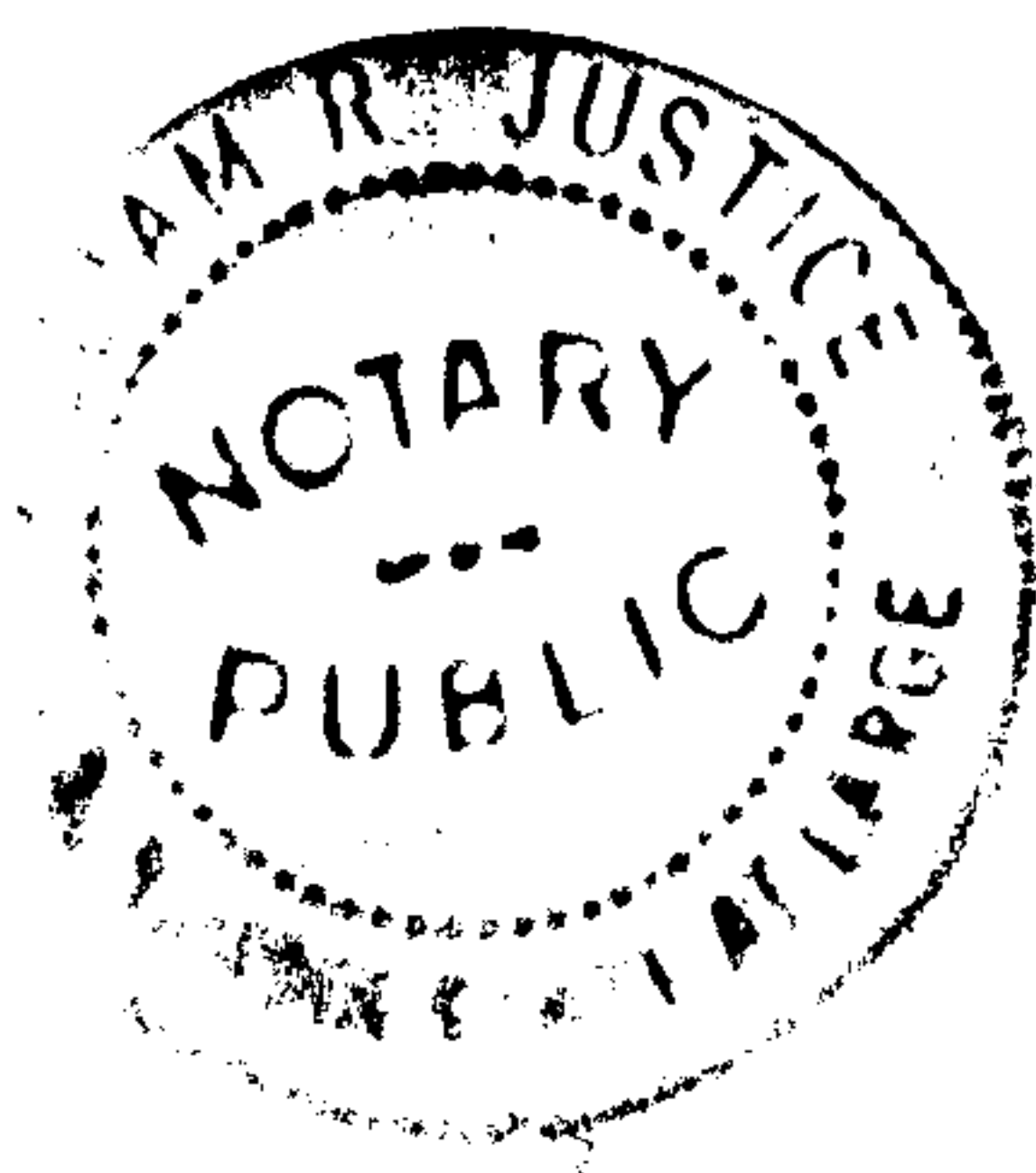
STATE OF ALABAMA)
SHELBY COUNTY)


I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rickey K. Robbins and Tammy C. Robbins, 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 30th day of March, 2012.


Notary Public

My commission expires: 9/12/15




20120402000111530 1/2 \$175.00
Shelby Cnty Judge of Probate, AL
04/02/2012 11:11:58 AM FILED/CERT

Shelby County, AL 04/02/2012
State of Alabama
Deed Tax: \$160.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the point of intersection of the West boundary of Section 15, Township 20 South, Range 2 East, Shelby County, Alabama, with the South edge of pavement of Alabama Highway No. 76; thence run South 87 degrees 14 minutes East, 1991.67 feet; thence run North 81 degrees 56 minutes East, 300.00 feet; thence run South 2 degrees 33 minutes West, 48.0 feet to an iron pin set on the South right of way line of said highway; this being the POINT OF BEGINNING. Continue South 2 degrees 33 minutes West, 326.27 feet to an iron pin set on the Coosa River back water waterline; thence run westerly along said waterline, 450 feet, more or less to an iron pin; thence run North 3 degrees 13 minutes East, 227.83 feet to an iron pin set on the South right of way of said highway; thence run North 84 degrees 01 minute East along said right of way 100.0 feet; thence run North 81 degrees 56 minutes East, 300.0 feet to the POINT OF BEGINNING.

The above described land is located in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 15, Township 20 South, Range 2 East, Shelby County, Alabama.

