

State of Alabama)
County of Shelby)

Warranty Deed

20170929000356170 1/1 \$100.00
Shelby Cnty Judge of Probate, AL
09/29/2017 02:38:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of eighty five thousand and no/100 dollars (\$85,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, O. Gordon Robinson, Jr. (**Grantor**) joined by his spouse Katharine M. Robinson whose address is 2948 Pumphouse Road, Birmingham, AL 35243 do grant, bargain, sell and convey unto James W. Magette, Jr. and Peggy F. Magette (**Grantees**) whose address is 508 Mill Springs Circle, Birmingham, AL 35244 as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 8, ACCORDING THE AMENDED MAP OF CAHABA BROOK SUBDIVISION, AS RECORDED IN MAP BOOK 150, PAGE 81 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 5086 Caldwell Mill Road, Birmingham, AL 35244

Subject to:

Ad Valorem Taxes due October 1, 2017.

Mineral and mining rights and rights incident thereto in INST# 1997-23616..

Easements, set back line, restrictions, and tree conservation line all as shown on record map.

Right of way to Alabama Power Company in Volume 101, Page 570 and Volume 220, Page 67.

Restrictions in INST# 1999-3193, and amended in INST# 20100422000122950.

Easement to Alabama Power Company in Book 2000, Page 23202.

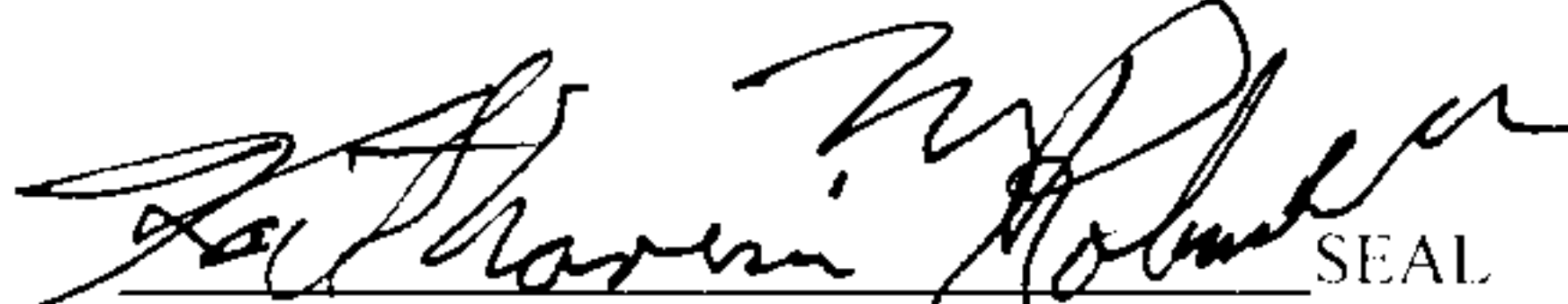
Katharine M. Robinson executes this deed in her capacity as spouse of the Grantor, but makes no warranty of title.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and her heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

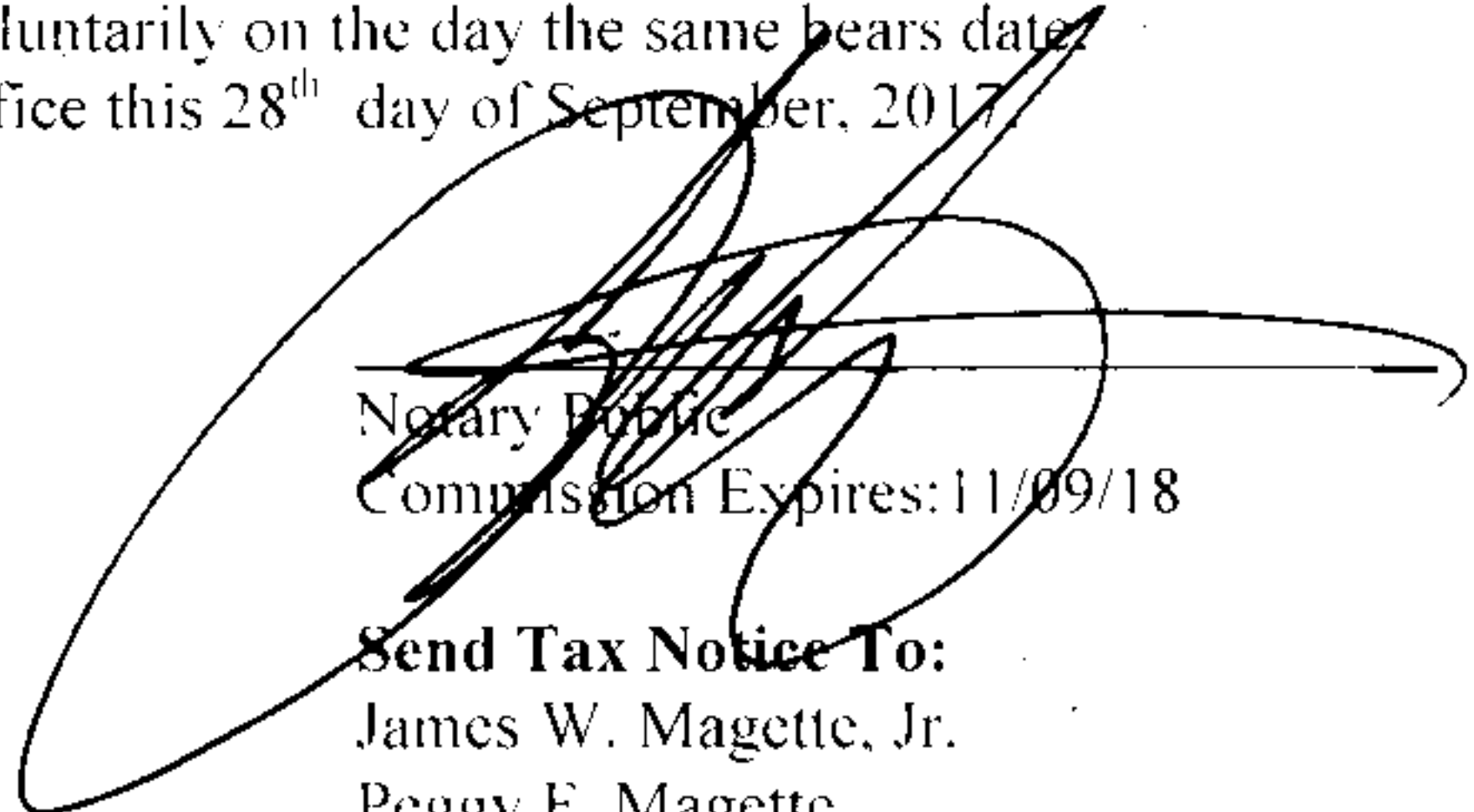
IN WITNESS WHEREOF, the said **Grantor** joined by his spouse, have caused this conveyance to be executed this the 28th day of September, 2017.

 SEAL
O. GORDON ROBINSON, JR.

 SEAL
KATHARINE M. ROBINSON

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that O. Gordon Robinson, Jr. and spouse Katharine M. Robinson 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 said conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal of office this 28th day of September, 2017.


Notary Public
Commission Expires: 11/09/18

This Instrument Prepared By:

Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205 879 3400
File 217207

Send Tax Notice To:

James W. Magette, Jr.
Peggy F. Magette
508 Mill Springs Circle
Birmingham, AL 35244
#10-2-10-0-005-005.000