

(Name) Karl C. Harrison  
(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Claudie Hughes and wife, Annie Mae Hughes

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

Thomas M. Epperson and Frances Epperson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the northwest corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 31, Township 20, Range 1 East and run thence south 380 feet to a point on the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run east and parallel with the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 687 feet, more or less to a ditch; thence run in a northeasterly direction along said ditch to the point where the mouth of said ditch intersects a branch; thence crossing said branch run north 375 feet more or less to the north line of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section; thence west along the north line of said forty acres 687 feet, more or less, to the northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section.

This deed is executed for the purpose of correcting the defective description in that certain deed from the grantors herein to the grantees herein dated July 14, 1972, and recorded in Deed Book 275 page 229 in the Probate Office of Shelby County, Alabama, but it also conveys some additional land, as shown by the above description.

19720825000042470 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/25/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY  
1972 AUG 25 PM 10:21  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
INDEX OF RECORDS

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, WE have hereunto set our hand(s) and seal(s), this 10th day of August, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Claudie Hughes (Seal)

Annie Mae Hughes (Seal)

(Seal)

(Seal)

(Seal)

BOOK 275 PAGE 880  
STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Claudie Hughes and wife, Annie Mae Hughes 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 10th day of August, A. D., 1972

Martha B. Joiner  
Notary Public.