

(Name) Wade H. Morton, Jr. 781

(Address) Attorney-at-Law, P.O. Box 1227, Columbiana, Alabama 35051

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) ----- DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil L. Hodgens and wife, Nellie M. Hodgens

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

David Lee Shaner and wife, Patricia Ann Hodgens Shaner

(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:

That part of the NE¼ of NW¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the NE¼ of NW¼ of Section 1 for the point of beginning of the tract herein conveyed; thence run North along the East boundary line of said ¼-¼ Section for a distance of 888 feet, more or less, to the South boundary of the right-of-way of Shelby County Road No. 11, also known as the Simsville Highway; thence run Southwesterly along the South boundary of said public highway right-of-way for a distance of 579 feet to a point; thence run South and parallel with the East boundary line of said ¼-¼ Section to a point on the South boundary line of said ¼-¼ Section; thence run East along the South boundary line of said ¼-¼ Section for a distance of 553 feet, more or less, to the point of beginning, said tract containing 10.06 acres, more or less.

The purpose of this deed is to correct that certain deed between the parties dated January 22, 1972 and recorded in Deed Book 275, at Page 49, in the Office of the Judge of Probate of Shelby County, Alabama, so as to show the name of the grantor and his spouse in the body of the deed; so as to correctly designate the grantees in the body of the deed; and so as to more fully describe the land conveyed therein, which is the same land as described herein.

Patricia Ann Shaner is one and the same person as Patricia Ann Hodgens Shaner.

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 1st day of November, 1972.

WITNESS:

19721103000054340 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/03/1972 12:00:00 AM FILED/CERT

Cecil L. Hodgens (Seal)

Nellie M. Hodgens (Seal)

General Acknowledgment

I, Judy R. Davis, a Notary Public in and for said County, in said State, hereby certify that Cecil L. Hodgens and wife, Nellie M. Hodgens, 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 1st day of November, A. D. 1972.

Judy R. Davis
Notary Public.