


This instrument was prepared by

(Name) Mickey L. Johnson, Bell & Johnson, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama 35124



19770815000084600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/15/1977 12:00:00AM FILED/CERT

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 Love and affection and One and no/100 dollars (\$1.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth Ray Smith and wife, Sylvia Ellison Smith

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

Kenneth Ray Smith and wife, Sylvia Ellison Smith

(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:

A portion of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16, Township 20 South, Range 2 West more particularly described as follows:

Begin at the SW corner of Section 16, Township 20 South, Range 2 West and run Northerly along the West side of the said Section for 1381.42 feet to the point of beginning (said point also being on the north right of way of Shelby County Highway 11); then turn an angle of 122 deg. 49 min. 58 sec. to the left and run southwesterly for 33.44 feet to a point on the north right of way of said highway; then turn an angle of 107 deg. 07 min. 26 sec. to the right and run northwesterly for 96.09 feet; then turn an angle of 14 deg. 47 min. 14 sec. to the right and run northerly for 1145.45 feet to a pine knot at a fence corner; then turn an angle of 94 deg. 58 min. 27 sec. to the right and run easterly for 77.72 feet along a fence to a point on the west side of Section 16, Township 20 South, Range 2 West; then turn an angle of 85 deg. 56 min. 51 sec. to the right and run southerly for 1214.53 feet along the west side of the said Section back to the point of beginning. The above described parcel contains 1.74 acres and is subject to the easements, rights of ways, and restrictions of record.

Begin at the SW corner of Section 16, Township 20 South, Range 2 West and run Northerly along the West line of said Section for 1381.42 feet to the point of beginning (said point being on the North right of way of Shelby County Highway No. 11); thence turn an angle of 57 deg. 10 min. 2 sec. to the right and run Northeasterly along the North right of way of said Shelby County Highway No. 11, 220.00 feet; thence turn an angle of 57 deg. 10 min. 02 sec. to the left and run North a distance of 450.00 feet; thence run West, parallel with the South line of the NW $\frac{1}{2}$ of the SW $\frac{1}{2}$ of

(continued on reverse)

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 13th day of August, 1977.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Corrected

1977 AUG 15 AM 10:44

JUDGE OF PROBATE

KENNETH RAY SMITH

SYLVIA ELLISON SMITH

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Ray Smith and Sylvia Ellison Smith whose name S 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, 1977.

Notary Public.

Section 16, Township 20 South, Range 2 West to a point on the West line of said quarter-quarter section; thence run South along the West line of said quarter-quarter section a distance of 570 feet, more or less, to the point of beginning, containing 2 acres, more or less.
Subject to easements and rights of way of record.

This is a deed of corrections to correct an error in distance in the deed recorded at Book 304 Page 464.

BOOK 307 PAGE 240



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RETURN TO

Attorney at Law
P. O. Box 427
Pelham, AL 35124
Phone: 663-9000

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.