

This instrument was prepared by

1709

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) 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 } KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY }

That in consideration of ONE DOLLAR 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, Hurbert H. Thomas and wife, Peggy Thomas (herein referred to as grantors) do grant, bargain, sell and convey unto

James L. Offord and wife, Theresa A. Offord (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:

BOOK 310 PAGE 483

Commence at the Northeast corner of the SW 1/4 of the SE 1/4 and thence in a westerly direction and along the north line of same for a distance of 360.99 feet; thence turn an angle of 98 deg. 30' to the left in a southeasterly direction for a distance of 685.38 feet to a point on the northerly right of way line of a county road; thence turn an angle of 123 deg. 16' to the left in a northeasterly direction and along said right of way line for a distance of 90.94 feet; thence turn an angle of 10 deg. 47' to the right and along said right of way line for a distance of 92.49 feet to the point of beginning of the property described herein; thence continue along the last named course, and along said right of way line for a distance of 15.00 feet; thence turn an angle of 4 deg. 39' to the right and along said right of way line for a distance of 112.05 feet; thence turn an angle of 11 deg. 44' to the left and along said right of way line for a distance of 84.00 feet; thence turn an angle of 73 deg. 03' to the left in a northwesterly direction for a distance of 210.00 feet; thence turn an angle of 100 deg. 05' to the left in a Southwesterly direction for a distance of 212.22 ft. thence turn an angle of 80 deg. 34' to the left in a southeasterly direction for a distance of 210 feet to the point of beginning, being in Section 33, Township 19 South, Range 1 West, Shelby County, Alabama.

This deed is given to correct the erroneous description contained in that certain deed dated January 31, 1973, and recorded in Deed Book 278, page 742, in the Probate Records of Shelby County, Alabama.

19780215000018720 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/15/1978 12:00:00AM FILED/CERT

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 day of December, 19 73.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED  
Corrected deed (Seal)  
1978 FEB 15 AM 11:44  
Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Hurbert H. Thomas (Seal)  
Peggy Thomas (Seal)  
Theresa A. Offord (Seal)  
James L. Offord (Seal)  
Rec. 150  
100  
250

STATE OF ALABAMA } General Acknowledgment  
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hurbert H. Thomas and wife, Peggy Thomas 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 day of December, A. D., 19 73.

James L. Offord  
P.O. Box 924-C

Frank Allen  
Notary Public.