

(Name) Harrison, Jackson & Lee, Attorneys  
1734 Oxmoor Road  
(Address) Birmingham, Alabama 35209



19810204000012460 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
02/04/1981 00:00:00 FILED/CERTIFIED

Form 1-15 Rev. 1-68  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Twenty-One Thousand Two Hundred Fifty and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Gertie Lee Reynolds, an unmarried woman,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnnie P. Lunsford, Jr. and wife, Leola F. Lunsford

(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 lot or parcel of land lying and being situated in Fractional Section 1, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows: From the SE corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 23, Township 22 South, Range 3 West, run North 88° 00' West for a distance of 922.7 feet; thence run South 5° 00' East for 2514 feet to a point on the Northerly right-of-way line of Alabama Highway No. 25; run thence North 82° 30' East along said Highway right-of-way line for 405.86 feet to the point of beginning of subject parcel of land; from said point thus established continue to run said course along said right-of-way for 430.86 feet to a point; thence run North 5° 00' West for 860.0 feet; thence run South 82° 30' West for 430.86 feet; thence run South 5° 00' East for 860.0 feet and back to the point of beginning.

Subject to easements and restrictions of record.

\$11,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The grantor herein, Gertie Lee Reynolds, is the surviving grantee of that certain deed recorded in Deed Book 282, Page 169, in the Probate Office of Shelby County, Alabama, the other grantee, Charles E. Reynolds, having died on or about the 25 day of June, 1978.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF WITH RESPECT TO THE LEGAL DESCRIPTION AS CONTAINED IN DEED BOOK 282, PAGES 169 and 173, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 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, I have hereunto set my hand(s) and seal(s), this 29 day of February, 1981.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

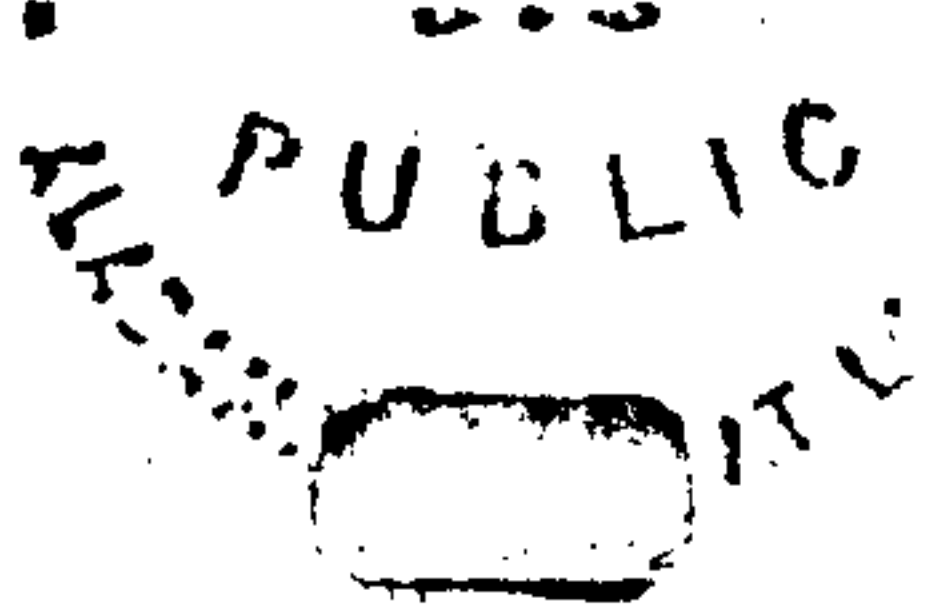
*Gertie L. Reynolds* (Seal)  
Gertie Lee Reynolds  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Barbour COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gertie Lee Reynolds, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January, A. D., 1981.



HARRISON, JACKSON & LEE  
ATTORNEYS  
BIRMINGHAM, ALA. 35209

*Cheryl S. Taylor*  
Notary Public.

EXHIBIT "A"

STATE OF ALABAMA)  
 )  
JEFFERSON COUNTY)

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Before me, the undersigned, a Notary Public in and for said County in said State, personally appeared William A. Jackson, a practicing attorney, who being first duly sworn, deposes and says as follows:


That I have been practicing law in the State of Alabama since 1961, a goodly part of said practice being the handling of real estate transactions and that I have carefully examined the legal descriptions contained in deeds recorded in Deed Book 282, Pages 169 and 173, both of which contain an error with regard to reaching the point of beginning of the property therein described.

The subject property is actually situated in Fractional Section 1, Township 24 North, Range 12 East and there is only one such Fractional Section 1 in said Section, Township and Range in Shelby County, Alabama, and the Freeman Base Line is the Northern line of said Fractional Section 1 and is the common line dividing Section 23, Township 22 South, Range 3 West, said Section 23 being bounded on its South line by said Fractional Section 1 with the said Freeman Base Line, being the common line separating said Sections.

A careful examination and comparison of the descriptions contained in the deeds recorded in Deed Book 282, Pages 169 and 173, compared to the United States Government Survey, reveals that the method utilized in describing the Section, Township and Range in arriving at the point of beginning, are obviously and clearly in error as a scrivener's mistake because of apparent confusion resulting from the location of the Freeman Base Line. By transposing the correct Section, Township and Range, it is clearly obvious that the property described in the deed to which this affidavit is attached, is the same property described in the two previous instruments.

The purpose of this affidavit is to correct the errors contained in the two deeds herein referred to.

Done this 27th day of January, 1981.

  
\_\_\_\_\_  
William A. Jackson

Sworn to and subscribed before me this 27th day of January, 1981.

  
\_\_\_\_\_  
Notary Public

STATE OF ALA. PROBATE CO.  
SHELBY COUNTY, ALA.  
RECEIVED

1981 FEB -4 AM 8:30

Security 409-635  
Rec'd 10.00  
Rec'd 3.00  
Sub. 1.00  
14.00