

THIS INSTRUMENT PREPARED



19810526000057930 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/26/1981 00:00:00 FILED/CERTIFIED

NAME Elizabeth Lee Rowan

ADDRESS Leeds, AL 35094

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

Know All Men By These Presents,

Shelby

COUNTY

That in consideration one dollar and other valuable consideration-----DOLLARS

to the undersigned grantor Elizabeth Lee Rowan (a widow)

in hand paid by Walter George Rowan, Raymond Lee Rowan, and Anne Rowan Cleveland

the receipt whereof is acknowledged

the said Elizabeth Lee Rowan (a widow)

do grant, bargain, sell and convey unto the said Walter George Rowan, Raymond Lee Rowan and

Anne Rowan Cleveland

the following described real estate, situated in

Shelby

County, Alabama,

DEED OF CORRECTION

to-wit:

Tract #3, according to the map and survey of D.N. Lee, Estate, as recorded in Plat Book 3 at page 115 in the office of the Judge of Probate, Shelby County, Alabama. Said plat being situated and a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, Township 18, south, Range 1 West and also a part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and W part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of section 32, Township 18 south, Range 1 West, according to the survey by H. R. Walker, Surveyor Reg. #1232 as of August 2, 1951. Containing 10.08 acres more or less and also a portion of Tract #2 of the same survey described as thus: Commence at a point on the Northwest line of Valley Road, as shown on said Map, which is 40 feet Northeast of the south line of Tract #3-A shown on said map; thence Northwest parallel with the south line of Tract #3-A to the East line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, township 18, south, Range 1 West, the point of beginning of the land herein conveyed; thence continue along the same course 150 feet; thence north and parallel with the East line said Tract #2 to the north line of said Tract #2 thence East to the East line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, Township 18, south, Range 1 West, thence south on said line to point of beginning, situated in Shelby County, AL.

The above Deed of Correction is to correct a certain Deed recorded in Deed Book 311, Page 742 in the office of the Judge of Probate Shelby County, AL.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

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:

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 and seal, this 6th day of May, 19 81

WITNESS:

Elizabeth Lee Rowan

Elizabeth Lee Rowan (a widow)

Rec-2.00
Ind-1.00

State of

ALABAMA

SHELBY

COUNTY

Corrected
General Acknowledgement

I, the undersigned
hereby certify that Elizabeth Lee Rowan (a widow)
whose name is signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

, a Notary Public in and for said County, State,

is

know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 6th day of May

Raymond Lee Rowan
R. 2. Box 3

Leeds 35094

Raymond A. Gentry
Notary Public