

PLEASE MAIL TAX NOTICE TO:
Mr. & Mrs. Larry G. Turner
Route 1, Box 182
Sterrett, Alabama 35147

THIS INSTRUMENT PREPARED BY:
Donald T. Trawick, Attorney at Law
Suite 101, 2244 Center Point Road
Birmingham, Alabama 35215

1276

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of Fourteen thousand and No/100 (\$14,000.00)-----DOLLARS and the assumption of the hereinafter described mortgage loan

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Richard L. Sherrell and wife, Elizabeth R. Sherrell; and Gail Sherrell, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Larry G. Turner and wife, Laurette C. Turner

(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:

From the SW corner of the SE 1/4 of the SE 1/4, Section 20, Township 19 South, Range 1 East, run North along the West boundary of said 1/4-1/4 a distance of 351.11 feet; thence right 180.71 feet through an angle of 91°12' to the point of beginning; thence continue in a straight line a distance of 180.71 feet; thence left 91°12' a distance of 317.94 feet; thence left 88°48' a distance of 180.71 feet; thence left 91°12' a distance of 317.94 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions and reservations of record, if any.

Also, as a part of the consideration for the execution of this conveyance, the Grantees herein do hereby assume and agree to pay that certain mortgage from the Grantors herein to United Federal Savings & Loan Association as recorded in Mortgage Book 360, page 652, in the Shelby County Probate Office.

\$21,000.00 was paid from a purchase money mortgage filed simultaneously herewith.

THIS IS A CORRECTIVE DEED GIVEN TO CORRECT THAT CERTAIN DEED RECORDED IN BOOK 337, PAGE 721, WHEREIN THE FOLLOWING WAS LEFT OFF:

ALSO, a 30-foot driveway easement which runs from U. S. Highway 280 to the described property as 30 foot easement is presently located.

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: except those of record, if any

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 ~~Richard L. Sherrell and Elizabeth R. Sherrell~~ our hand and seal this 3rd day of February 1982.
WITNESS: Deed 14.00 Rec 2.00 Ind. 1.00 17.00 1982 FEB 10 AM 10:21

OUR hand and seal this 3rd day of February 1982 NOV 15 AM 10:05
Richard L. Sherrell
Elizabeth R. Sherrell
Gail Sherrell

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned authority, hereby certify that Richard L. Sherrell & wife, Elizabeth R. Sherrell; and Gail Sherrell, unmarried 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 3rd day of February A. D., 19 82.

Donald T. Trawick
Notary Public

BOOK 343 PAGE 601
BOOK 337 PAGE 721