

(Name) W.W. Pate Jr.
Rt 3, Box 3
(Address) PELHAM, AL. 35124

1561

This instrument was prepared by

(Name) Erline Mayhew

(Address) Columbiana, Al. 35051

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Estelle Hand Bristow, a widow

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

William Wallace Pate, Jr. and Erlinda Pate

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Twp 21 South, Range 1 West, thence run 1 deg. 51 minutes east a distance of 447.00 ft to a point on the South R/W line of the Southern R. R. to an iron pin and the NE corner of Columbiana Homes Inc. Housing Project, thence continue South 1 deg, 51 minutes east a distance of 791.19 ft to a point on the south R/W line of Alabama Highway # 70, thence turn an angle of 99 deg. 12 minutes to the left and run along the south R/W line of said Alabama Highway 70 to a distance of 346.01 ft to the point of beginning, thence continue in the same direction along the south R/W line of said Alabama Highway #70 a distance of 100.00 ft., thence turn an angle of 90 deg. 00 minutes to the right and run a distance of 200.00 ft., thence turn an angle of 90 deg.00 minutes to the right and run a distance of 100 .00 ft., thence turn an angle of 90 deg. 00 minutes to the right and run a distance of 200.00 ft to the point of beginning.

BOOK 357 PAGE 703

This deed is executed for the purpose of correcting the erroneous description contained in that certain deed from the grantor herein to the grantees herein dated August 10, 1976 and recorded in Deed Book 298 page 762 in the Public Office of Shelby County, Alabama.

STATE DEPT. OF REVENUE
I CERTIFY THIS INSTRUMENT WAS FILED
Corrected
1984 JUL 30 PM 1:26
Thomas P. ...
JUDGE OF PROBATE

Rec. 250
Jul 100
350

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 30 day of July, 19 84

WITNESS:

(Seal)

(Seal)

(Seal)

Estelle Hand Bristow

Estelle Hand Bristow (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, Erline B. Mayhew, a Notary Public in and for said County, in said State, hereby certify that Estelle Hand Bristow, a widow 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 30 day of July, A. D., 19 84

Erline B. Mayhew

Notary Public.