

THIS DEED IS EXECUTED FOR CURATIVE PURPOSES.

SEND TAX NOTICE TO:

(Name) Agnes M. Pool & Vera Dean Benson

(Address) _____

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Willis H. Moore and wife, Nettie Vonzelle Moore

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

Agnes M. Pool and Vera Dean Benson

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

Shelby

County, Alabama to-wit:

PARCEL II

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 663.93 feet to the West line of the East 1/2 of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 88° 43' 35" left run South along West line for 951.32 feet to the Point of Beginning; thence continue last described course for 217.67 feet; thence 91° 59' 45" left run 1000.61 feet; thence 88° 00' 15" left run 217.67 feet; thence 91° 59' 46" left run 1000.61 feet to the Point of Beginning. Containing 5.0 acres more or less. Also, a 40 ft. right of way easement for egress and ingress described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 663.93 feet to the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West; thence 88° 43' 35" left and run South along the West line of the E $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 951.32 feet to the point of beginning; thence continue the last described course along the West line of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West for a distance of 1275.56 ft.; thence 92° 14' 06" left and run in an Easterly direction 40 ft.; thence turn an angle to the left and run in a Northerly direction parallel to the West line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section a distance of 1275.56 ft.; thence turn an angle to the left and run in a Westerly direction parallel with the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 1 West a distance of 40 ft. to the point of beginning.

The Grantors herein each reserve a life estate in the hereinabove described property and during their lives shall have the sole right respectively to fully use the (cont. on back)

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, WE have hereunto set OUR hand(s) and seal(s), this 3rd

day of November, 19 87

WITNESS:

(Seal)

(Seal)

(Seal)

Willis H. Moore (Seal)
Willis H. Moore

Nettie Vonzelle Moore (Seal)
Nettie Vonzelle Moore

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Willis H. Moore and wife, Nettie Vonzelle Moore

whose name S 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 November

A. D., 19 87

Peggy J. Letson
Public.

hereinabove described property for any and all purposes, including but not limited to the right to use the said described property for pasture purposes as well as the sole and exclusive right to cut the timber on said property for their own use and purposes. Any income derived from the sale by the Grantors respectively of the timber on the hereinabove described property shall be solely the income of the Grantors.

SIGNED FOR IDENTIFICATION:

Willis H. Moore
Willis H. Moore

Nettie Vonzelle Moore
Nettie Vonzelle Moore

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1997 NOV -4 PM 12:56

Thomas A. Shaveling, Jr.
JUDGE OF PROBATE

curative Purposes
2. Mfg. Fee _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

BOOK 158 PAGE 307

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.