

SEND TAX NOTICE TO:

(Name) Lisa Horton Pierce and
Delmore John Matzke, Jr.
 (Address) P. O. Box 1211, Columbiana, Al. 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER
 (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 One and no/100 ----- DOLLARS

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

Joyce M. Horton, a single person

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

Lisa Horton Pierce and Delmore John Matzke, Jr.

(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 SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 434.85 feet to the Point of Beginning; thence continue last described course for 233.93 feet; thence 91 deg. 35 min. 55 sec. right, run 646.91 feet; thence 88 deg. 24 min. 07 sec. right run 169.16 feet; thence 87 deg. 55 min. 34 sec. left run 156.49 feet; thence 99 deg. 39 min. right run 153.00 feet; thence 80 deg. 21 min. right run 140.83 feet; thence 88 deg. 24 min. 12 sec. right run 83.57 feet; thence 88 deg. 39 min. 40 sec. left run 632.23 feet to the point of beginning. Containing 4.0 acres, more or less.

Also, a 20 ft. easement for egress and ingress, the center line is described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 434.85 feet; thence 91 deg. 49 min. 12 sec. right run 632.23 feet; thence 88 deg. 39 min. 40 sec. right, run 83.57 feet; thence 88 deg. 24 min. 12 sec. left run 140.83 feet; thence 80 deg. 21 min. left run 10.14 feet to the point of beginning; thence 80 deg. 21 min. right run 195.00 feet to the Westerly R/W of Shelby County Road #313 and the Point of Ending.

This deed is executed for the purpose of correcting the erroneous description in that certain deed recorded in Real 158, page 302 in the Probate Records of Shelby County, Alabama.

Grantor also conveys to grantees the right to use, for ingress and egress purposes, that portion of grantor's property which is included in the above described easement which shall be 20 ft. in width and the center line of which will be the center line of the existing gravel drive leading from Highway 313 to the house of Lisa Horton Pierce and Delmore John Matzke, Jr.

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 10

day of November, 19 87

WITNESS:
 STATE OF ALABAMA }
 1987 NOV 10 AM
 JUDGE OF PROBATE
 1. Deed Tax \$ Corrective
 2. Mig. Tax (Seal)
 3. Recording Fee 2.50
 4. Indexing Fee (Seal) 1.00
 TOTAL 3.50

Joyce M. Horton (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Joyce M. Horton, a single person 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 10 day of November A. D., 19 87

Dorothy Jackson

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