

SEND TAX NOTICE TO:

(Name) RICHARD W. SHELTON & JULIA CATHERINE SHELTON

This instrument was prepared by

(Address) 8851 Highway 51  
Sterrett, AL 35147

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

John E. Shelton and wife, Martha H. Shelton

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

Richard W. Shelton and wife, Julia Catherine Shelton

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

Shelby

County, Alabama to-wit:

Commencing at the S.W. Corner of the N.E. 1/4 of the S.W. 1/4 of Section 21, Township 19 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section a distance of 130.00'; thence turn left an angle of 90 deg-00' and run a northerly direction a distance of 391.3' to the Southeasterly right-of-way of Shelby County Highway No. 52 (80' R.O.W.); thence left an angle of 97 deg-00' and run in a westerly direction a distance of 145.19' to The Point Of Beginning, said point also being on the Northwesternly Right-Of-Way of said Highway; thence turn right an angle of 62 deg-39'-35" and run in a Northwesternly direction a distance of 210.00'; thence turn an angle of 96 deg-10'-10" and run in a Southwesterly direction a distance of 143.72'; thence turn left an angle of 54 deg-16'25" and run in a Southerly direction a distance of 266.99' to the Northwesternly Right-Of-Way of said highway, said point being on a curve to the right and having the following described characteristics: a radius of 18279.73'; a delta of 00 deg-39'-55", a chord of 212.25; thence deflect left 127 deg-41'-05" from last course to chord of said curve and run along the arc of said curve a distance of 212.25' to the end of said curve; thence turn right from chord of said curve 01 deg-19'-50" and run along said Right-Of-Way a distance of 64.93' to The Point of Beginning.

Said parcel contains 1.015 acres, more or less.

This deed is being executed as a deed of correction correcting the description contained in that certain deed recorded as Instrument Number 1993-26749 in the Probate Records of Shelby County, Alabama.

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 17th

day of December, 19 93

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

John E. Shelton  
John E. Shelton (Seal)

Martha H. Shelton  
Martha H. Shelton (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John E. Shelton and wife, Martha H. Shelton

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 17th day of December, A. D., 19 93

Judith G. Barnes  
Notary Public  
12/18/96

Inst # 1993-40541 J41  
12/17/1993-40541  
10:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE