

BOOK 157 PAGE 350

STATE OF ALABAMA, }
SHELBY COUNTY.....}

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of the sum of ONE & NO/100 DOLLARS, to the undersigned grantors, Lola W. Levie and husband, E.V. Levie, in hand paid by Frank E. Nelson, and wife, Melissa H. Nelson, the receipt whereof is hereby acknowledged, we, the said Lola W. Levie and husband, E.V. Levie, do grant, bargain, sell, and convey unto the said Frank E. Nelson, and wife, Melissa H. Nelson, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel or tract of land situated in the South Half of the Southwest Quarter of Section 24, Township 20, Range 3 West, described as follows: For a point of beginning, run North 19 degrees and 30 minutes West for a distance of 10 feet from the point of intersection of the East boundary line of the Birmingham-Montgomery Highway right of way, with the Section line between Sections 24 and 25 in Township 20, Range 3 West, which said point of beginning is marked by an iron pin: Run thence North 19 degrees and 30 minutes West along the East right of way line of said Birmingham-Montgomery paved Highway, a distance of 105 feet; run thence North 87 degrees and 25 minutes East, a distance of 1677.3 feet, more or less, to the East line of the Southwest Quarter of said Section 24; run thence in a Southerly direction along the East line of said Southwest Quarter of said Section 24, a distance of 105 feet; run thence South 87 degrees and 25 minutes West, a distance of 1667.3 feet, more or less, to the point of beginning,

This deed is executed for curative purposes, correcting the error in the description in that certain deed from the grantors herein to the grantees herein named, dated August 4th., 1952, and recorded in Deed Book 156, on page 353, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said Frank E. Nelson and wife, Melissa H. Nelson, 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves, and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same, as aforesaid; that we will, and our heirs, executors, and administrators shall warrant and defend the same to said grantees, their heirs and assigns forever, against the lawful claims of all persons.

It is further agreed and understood that the warranties hereinabove made are effective only as of August 4th., 1952, being the date of the original deed made by the grantors herein to the grantees in this conveyance.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 24th day of January, 1953.

Lola W. Levie (SEAL).
(Lola W. Levie)
E. V. Levie (SEAL).
(E. V. Levie).

STATE OF ALABAMA, X
JEFFERSON COUNTY... X

I, Louis L. Sanders, a Notary Public, in and for said County, in said State, hereby certify that Lola W. Levie and husband, E. V. Levie, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this the 24th day of January, 1953.

Louis L. Sanders
Notary Public, Jefferson County,
Alabama.

Notary Public, Jefferson County, Alabama
My commission expires Sept. 25, 1956.
Bonded by American Surety Co. of N. Y.