

Deed Correction

Deed of Correction of deed from James R. Moran and wife, Mary C. Moran, to Robert A. Paulson and Ernestine Paulson, dated June 21, 1956, and recorded in Deed Book 180, Page 435, in the Probate Office of Shelby County, Alabama
FORM 207-A--WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP Printed and for Sale By ZAC SMITH, BIRMINGHAM, ALA.

State of Alabama ^{BOOK} 182 PAGE 450
JEFFERSON County

Know All Men By These Presents,

That in consideration of One Hundred and 00/100 (\$100.00) - - - - - DOLLARS cash and other good and lawful consideration

to the undersigned grantors, JAMES R. MORAN and MARY C. MORAN, his wife, in hand paid by ROBERT A. PAULSON and ERNESTINE PAULSON, his wife,

the receipt whereof is acknowledged we the said JAMES R. MORAN and MARY C. MORAN, his wife,

do grant, bargain, sell and convey unto the said ROBERT A. PAULSON and ERNESTINE PAULSON, his wife,

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

The following described portion off the Northern side of Lot 20, according to the map and survey of Cahaba River Estates (Map Book 17, Page 64), said portion being more particularly described as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West, Jefferson County, Alabama, and run thence North along the East boundary line of said Lot 20 for a distance of 175.0 feet for a point of beginning; thence turning an angle to the left of 89° 20' 45" and run West along a line which is 175.0 feet North of and parallel with the South boundary line of said quarter-quarter section for a distance of 250.0 feet to the West boundary of said Lot 20; thence to the right and run North along the West boundary line of said Lot 20 for a distance of 305.0 feet to the Northwest corner of said Lot; thence to the right and run Easterly along the Southern line of a road shown on said recorded map for 100.0 feet; thence to the left and continue along said road line for 165.0 feet to the Northeast corner of Lot 20; thence to the right and run South along the East boundary line of said Lot for a distance of 345.0 feet to the point of beginning; together with the right to use, consistent with the use by others, that part of the easement granted to grantors by deed of Edna M. Lord and husband, L. L. Lord, dated June 17, 1954, filed for record June 22, 1954, and recorded in Deed Book 167, Page 30, in the Office of the Judge of Probate of Shelby County, Alabama, over and across the west ten feet of that part of Lot No. 18 of said Survey (presently known as Lot No. 18-A) lying north of the half-section line of Section 26, Township 19, Range 3 West, and extending in a Southerly direction from the Northwest corner of said Lot No. 18-A for a distance of 345 feet; and subject to an easement for ingress and egress, or right of way for road purposes, over and across the east ten feet of said Lot No. 20, and extending in a Southerly direction from the Northeast corner of said Lot No. 20, where said corner intersects the Southerly line of the roadway as shown on the recorded map or plat of said Survey, for a distance of 345 feet.

A true and correct map or plat of said real estate, dated September 18, 1956, and prepared by Bethel W. Whitson, Registered-Licensed Land Surveyor, of Birmingham, Alabama, is attached hereto and made a part hereof.

Minerals and mining rights excepted.

TO HAVE AND TO HOLD Unto the said ROBERT A. PAULSON and ERNESTINE PAULSON, his wife, 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; except said easements and ad valorem taxes for 1956;

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 the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals, this 21st day of June, 1956.

WITNESSES:

James P. Bradford
James P. Bradford

James R. Moran (Seal.)
JAMES R. MORAN
Mary C. Moran (Seal.)
MARY C. MORAN

(Seal.)

(Seal.)

State of ALABAMA

JEFFERSON

COUNTY

I, *James P. Bradford*, a Notary Public in and for said County, in said State, hereby certify that JAMES R. MORAN and MARY C. MORAN, his wife, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October 1956.

James P. Bradford As Notary Public

State of

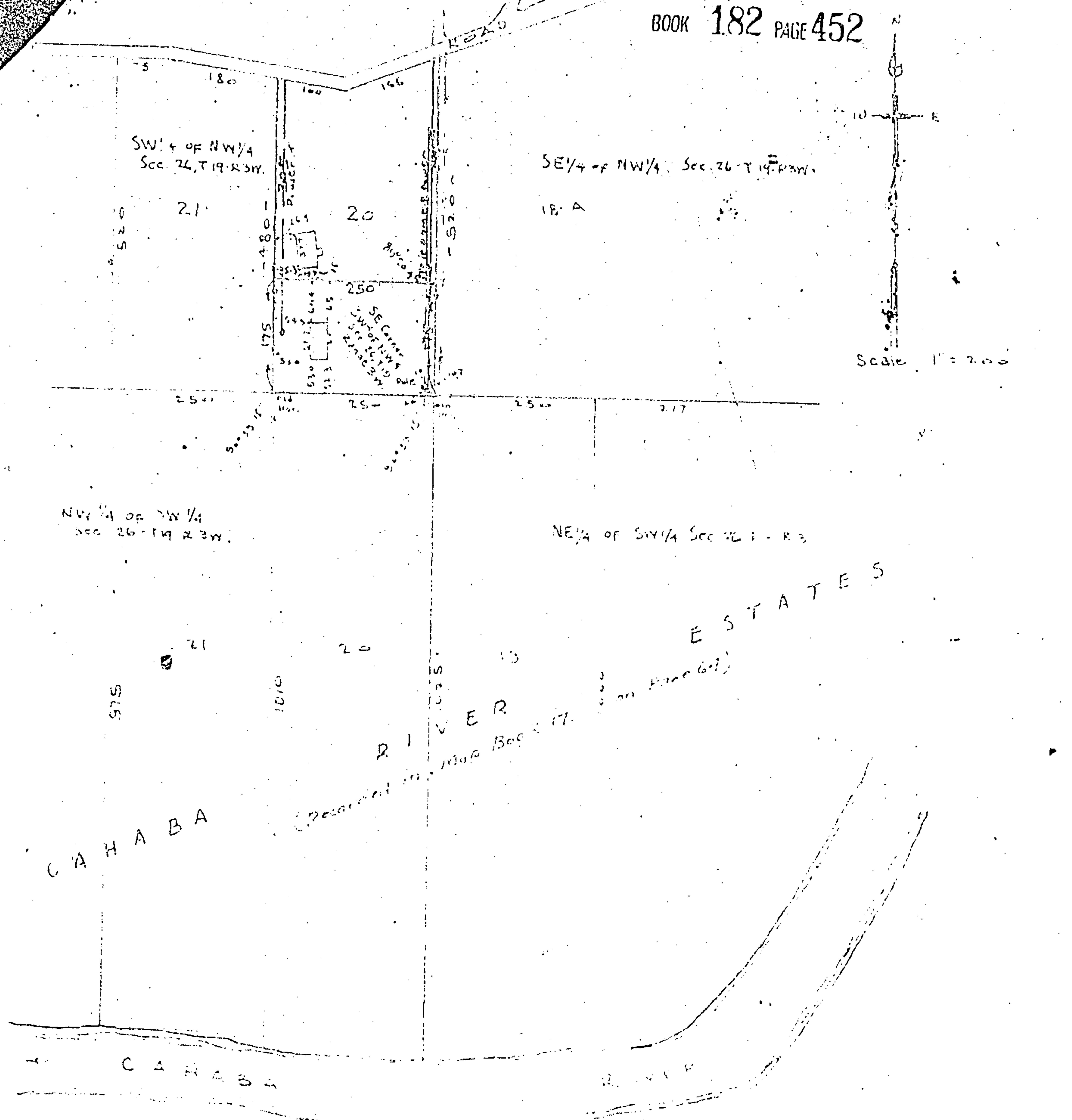
COUNTY

I, _____, a Notary Public in and for said County, in said State, do hereby certify that on the _____ day of _____, 19____, _____, came before me the within named _____, known to me to be the wife of the within named _____ who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the _____ day of _____ 19____.

As Notary Public

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within *Deed*
was filed for record the 11 day of Oct 1956 at _____ o'clock _____
and recorded in _____ Record 182 Page 15 and the Mortgage Tax of _____
Deed Tax of _____ has been paid.
L.C. Walker of Probate



STATE OF ALABAMA
JEFFERSON COUNTY

I, BETHEL H. WHITSON, REGISTERED-LICENSED LAND SURVEYOR, OF BIRMINGHAM, ALABAMA, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PORTION OFF THE NORTHERN SIDE OF LOT 20, ACCORDING TO THE MAP AND SURVEY OF CAHABA RIVER ESTATES (MAP BOOK 17, PAGE 64), SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SW¹/₄ OF THE NW¹/₄ OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 3 WEST, JEFFERSON COUNTY, ALABAMA, AND RUN THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID LOT 20 FOR A DISTANCE OF 175.0 FEET FOR A POINT OF BEGINNING; THENCE TURNING AN ANGLE TO THE LEFT OF 89° 20' 45" AND RUN WEST ALONG A LINE WHICH IS 175.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 250.0 FEET TO THE WEST BOUNDARY OF SAID LOT 20; THENCE TO THE RIGHT AND RUN NORTH ALONG THE WEST BOUNDARY LINE OF SAID LOT 20 FOR A DISTANCE OF 305.0 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE TO THE RIGHT AND RUN EASTERLY ALONG THE SOUTHERN LINE OF A ROAD SHOWN ON SAID RECORDED MAP FOR 100.0 FEET; THENCE TO THE LEFT AND CONTINUE ALONG SAID ROAD LINE FOR 165.0 FEET TO THE NORTHEAST CORNER OF LOT 20; THENCE TO THE RIGHT AND RUN SOUTH ALONG THE EAST BOUNDARY LINE OF SAID LOT FOR A DISTANCE OF 345.0 FEET TO THE POINT OF BEGINNING; THAT THE BUILDING NOW BEING ERECTED ON SAID PROPERTY IS WITHIN THE BOUNDARIES OF SAID; THAT THERE ARE NO ENCROACHMENTS BY BUILDINGS OR ADJOINING PROPERTIES; SITUATED IN THE BESSEMER DIVISION OF JEFFERSON COUNTY, ALABAMA.

ACCORDING TO MY SURVEY THIS THE 18TH DAY OF SEPTEMBER, 1956.

STATE OF ALABAMA, SHELBY COUNTY
 I, L. C. Walker, Judge of Probate, hereby certify that the within deed
 was filed for record the 11 day of Oct, 1956 at 2 o'clock P. M.
 and recorded in deed Record 182 Page 452, and the Mortgage Tax of _____
 Deed Tax of _____ has been paid.
 L. C. Walker, Judge of Probate