

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—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, Carleen Embry, a widow

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

Howard E. Elliott and wife, Frances H. Elliott

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 East, more particularly described as follows: Commencing at the NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 15 and run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 21.40 feet to the South right of way line of Shelby County Highway No. 83; thence turn an angle of 89 deg. 23' to the right and run West along the South right of way line of said Highway a distance of 734.08 feet to the point of beginning of lot herein described; thence continue West along the South right of way line of said Highway a distance of 115.92 feet; thence turn an angle of 90 deg. 00' to the left and run South a distance of 200 feet along East line of J.C. Gates lot; thence turn an angle of 90 deg. 00' to the left and run East a distance of 127.00 feet; thence turn an angle of 90 deg. 00' to the left and run north a distance of 186.61 feet; thence turn an angle of 39 deg. 37' to the left and run a distance of 17.38 feet along the Southeast line of Vincent Housing Project land to the point of beginning. Situated in Shelby County, Alabama.

This deed is given for the sole purpose of correcting the description in the deed from grantor herein to grantees herein dated January 18, 1961, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 213, page 607.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 5th day of August, 1963.

WITNESS:

James H. Sharbitt

(Carleen Embry)

(Seal)

(Seal)

(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/22/63

RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Carleen Embry, 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 5th day of August, A. D. 1963.

Notary Public, Alabama State at Large
My commission expires March 30, 1968
Bonded by Employees Liability Insurance Corporation

Notary Public.

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