

3217

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 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, F. D. Elliott and wife, Edith W. Elliott

(herein referred to as grantors) do grant, bargain, sell and convey unto Clifton Wells and Vernell Smith Wells

(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:

That part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20, Range 3 West, commencing at a point on the east side of the Helena and Acton Public road, said point being 24 feet east of the northwest corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and run thence south 21 deg. 30 min. west along said public road 7.80 chains; thence south 63 deg. 30 min. east 5 chains; thence north 21 deg. 30 min. east 9.90 chains to the north line of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence west along the north line of said forty acres 5.27 chains to point of beginning, containing 4.45 acres, more or less, EXCEPT and LESS the two acres conveyed by Franklin D. Elliott and wife, Edith W. Elliott to T. W. Stubbs and wife, La Juana Stubbs, dated August 28, 1952, as shown by record in Deed Book 154 on page 575 in the office of the Judge of Probate of Shelby County, Alabama.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees herein dated November 22, 1952, and recorded in Deed Book 156 page 510 in the Probate Office. Said erroneous description was also used in a deed dated March 13, 1960 and recorded in Deed Book 203 page 99 given by the grantees to the grantees and said land in that deed should have also been described as hereinabove set out, so this deed also corrects that defective description.

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, we have hereunto set our hand(s) and seal(s), this 24 day of April, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/13/65
RECORDED & INDEXED
& \$... DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

F. D. Elliott (Seal)
Edith W. Elliott (Seal)
Edith W. Elliott (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

L. G. Nunnally

JUDGE OF PROBATE

I, L. G. Nunnally, a Notary Public in and for said County, in said State, hereby certify that F. D. Elliott and wife, Edith W. Elliott 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 24 day of April, A. D., 1965

Notary Public.