

9433

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Other Valuable Considerations and One and No/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Cora Lee Pound, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. J. Grimes and R. C. Grimes

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 158.60 feet to the point of beginning; thence continue West along the South line a distance of 200.00 feet; thence turn an angle of 80 deg. 40 min. to the right and run a distance of 100.00 feet; thence turn an angle of 99 deg. 20 min. to the right and run a distance of 200.00 feet; thence turn an angle of 80 deg. 40 min. to the right and run a distance of 100.00 feet to the point of beginning. Situated in the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.

Also the right of ingress and egress over and across the strip of land situated between the above described property and the water of the slough of Waxahatchee Creek.

This is a deed of correction executed in order to correct an error in the property description contained in that certain deed heretofore executed from the Grantor to the Grantees on October, 1964, and recorded in Deed Book 235 at page 219, Office of the Judge of Probate of Shelby County, Alabama.

The Grantor, by executing this deed, acknowledges and warrants that the vendors lien reserved in said former deed recorded in Deed Book 235 at page 219 has now been paid in full and satisfied and that said vendor's lien has been released by said Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of March, 1957

Witness:

[Signature]

[Signature]

Cora Lee Pound

made

1967 DEC - 5 AM 9:47

STATE OF ALA. SHELBY CO. INSTRUMENT WAS FILED

JUDGE OF PROBATE

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, Oliver P. Head in said State, hereby certify that Cora Lee Pound, a widow

a Notary Public in and for said County,

whose name(s) 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 3rd day of March, A.D. 1957

[Signature]

Notary Public

BOOK 251 PAGE 108