

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

Jointly for Life with Remainder to Survivor

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

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

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

Andrew C. Cox and Annie Ruth Cox

(herein referred to as grantees, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

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:

Commence at the northeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 11, Township 18, Range 1 East and run thence south 415 feet to the starting point of the following described parcel of land; thence west 611.5 feet to a point; thence northwesterly a distance of 249 feet to the west right-of-way line of the Montevallo road to a point 310.5 feet southwesterly along said right-of-way from the north line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 11; thence run northeasterly along said road right-of-way a distance of 310.5 feet to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run southeasterly 600 feet to the point of beginning.

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 December 10, 1965, and recorded in Deed Book 251 page 293 in the Probate Office of Shelby County, Alabama.

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.

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 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 hands(s) and seal(s), this day of March, 1968.

(Seal)

Lavada Salser
Lavada Salser

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Thaudene Roberts, a Notary Public in and for said County, in said State, hereby certify that Lavada Salser, a widow

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 4 day of March, A. D., 1968

Thaudene Roberts

Notary Public.

My Commission Expires 9-13-74