

10326

(Address).....

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

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,

Owen DeShazo and wife, Virginia M. DeShazo
(herein referred to as grantors) do grant, bargain, sell and convey unto
James T. Grove, Jr. and wife, Patricia Grove

(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 SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, being more particularly described as follows: Begin at the SW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 22; thence in a northerly direction along west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 200.00 feet; thence turning an angle of 106 deg. and 00 min. to the right 978.06 feet; thence turning an angle of 99 deg. and 13 min. to the right in a southwesterly direction 25.33 feet to the point of beginning of a tract of land herein described; thence continuing in a straight line along last mentioned course in southwesterly direction 300.00 feet; thence turning an angle of 80 deg. 47 min. to the right in northwesterly direction 300.39 feet; thence turning an angle of 98 deg. 47 min. to the right in northeasterly direction 300.00 feet to the point of intersection with a street right of way; thence turning an angle of 81 deg. and 13 min. to the right in southeasterly direction along said street right of way 302.69 feet to the point of beginning containing 2.050 acres, more or less.

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 March 9, 1968, recorded in Deed Book 252, Page 220, 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.

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.....30th.....

day of 12 May, 1968

(Seal) Owen De Jesus (Seal)

U.C.C. § 3-308

..... (Seal) Virginia M. DeShazo (Seal)

.....(Seal) Virginia M. DeSanzo (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Norman L. Collum, a Notary Public in and for said County, in said State,
hereby certify that Owen DeShazo and wife, Virginia M. DeShazo
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 30th day of May A. D., 1968

Norman J. Collins
Notary Public.