

STATE OF ALABAMA

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of ONE DOLLAR AND FOR THE PURPOSE OF CORRECTING ~~XXXXXX~~ DEED OF RECORD IN BOOK 253, PAGE 269, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

to the undersigned grantors Billy G. Riley and wife, Virginia P. Riley, and Howard L. Stephenson, also known as Howard T. Stephenson, and wife, Lorene E. Stephenson, in hand paid by

Howard T. Stephenson and Lorene E. Stephenson

the receipt whereof is acknowledged we the said Billy G. Riley and wife, Virginia P. Riley, and Howard L. Stephenson, also known as Howard T. Stephenson, and wife, Lorene E. Stephenson, do grant, bargain, sell and convey unto the said

Howard T. Stephenson and Lorene E. Stephenson,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

TRACT NO. 2: Part of Southwest Quarter of Northwest Quarter of Section 7, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at Southwest corner of said quarter-quarter section for the point of beginning of tract of land herein described; thence in Northerly direction 558.15 feet to the point of intersection with Southeasterly boundary of a County road right-of-way; thence turning an angle of 55 degrees 28 minutes to the right in Northeasterly direction along said right-of-way 39.36 feet to the point of beginning of the arc of a curve turning to the left in Northeasterly direction and having a radius of 5233.79 feet, said arc being subtended by a central angle of 5 degrees 54 minutes 55 seconds and having a chord of 540.09 feet in length; thence along said arc of said curve 540.34 feet, which is Southeast boundary of said right-of-way; thence turning an angle of 86 degrees 56 minutes and 30 seconds to the right from last mentioned chord having a length of 540.09 feet in Southeasterly direction 1224.67 feet to the point of intersection with the South boundary of said quarter-quarter section; thence turning an angle of 131 degrees 34 minutes 12 seconds to the right in Westerly direction 1256.69 feet to the point of beginning. Containing 16.09 acres, more or less.

TO HAVE AND TO HOLD Unto the said Howard T. Stephenson and Lorene E. Stephenson,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current year's taxes;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seals,

this 26th day of August, 1968.

WITNESSES:

*Billy G. Riley* (Seal.)  
Billy G. Riley  
*Virginia P. Riley* (Seal.)  
Virginia P. Riley  
*Howard T. Stephenson* (Seal.)  
Howard T. Stephenson  
*Lorene E. Stephenson* (Seal.)  
Lorene E. Stephenson

This instrument was prepared by J. W. Patton, Jr., Huey, Stone & Patton, Bessemer, Alabama.

670  
254



CO. 1873M. SHELBY CO. ALA. THIS INSTRUMENT WAS FILED

35:8 AM 82

3A087 N. HUGHES ST. JEFFERSON CO. ALA. RECORDED

RECORDED IN BOOK

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I hereby certify that the within deed was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly recorded in Volume \_\_\_\_\_ of Deeds at page \_\_\_\_\_, and examined.

Judge of Probate.

Return to: Huey, Stone & Patton  
P. O. Box 237  
Bassamer, Alabama 35020

Billy G. Riley and wife,  
Virginia P. Riley and  
Howard T. Stephenson and wife,  
Lorene E. Stephenson

TO 152

XXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXX

Howard T. Stephenson and  
Lorene E. Stephenson

WARRANTY DEED  
JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA,  
County.

Office of the Judge of Probate

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Linda D. Winslett, a Notary Public in and for said County, in said State, hereby certify that Billy G. Riley and wife, Virginia P. Riley, 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 26th day of August, 19 68.

Linda D. Winslett As Notary Public

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Linda D. Winslett, a Notary Public in and for said County, in said State, hereby certify that Howard T. Stephenson and wife, Lorene E. Stephenson, 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 26th day of August, 1968.

Linda D. Winslett  
NOTARY PUBLIC

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