

STATE OF ALABAMA

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of ONE DOLLAR AND FOR THE PURPOSE OF CORRECTING ~~DEED~~ DEED OF RECORD IN BOOK 253, PAGE 267, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

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

Billy G. Riley and Virginia P. Riley

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 Billy G. Riley and Virginia P. Riley,

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

Shelby County, Alabama, to-wit:
TRACT NO. 1: 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 the Northeast corner of Southwest Quarter of Northwest Quarter of said Section 7 for the point of beginning of tract of land herein described; thence in a Southerly direction along East boundary of said quarter-quarter section 1322.14 feet (Measured) to Southeast corner thereof; thence turning an angle of 90 degrees 54 minutes 15 seconds (Measured) along the South boundary of said quarter-quarter section 75.97 feet; thence turning an angle of 48 degrees 25 minutes 48 seconds to the right in Northwesterly direction 1224.67 feet to the point of intersection with the Southeast boundary of a County road right-of-way, said point being on the arc of a curve turning to the left in North-easterly direction and having a radius of 5233.79 feet, said arc being subtended by a central angle of 6 degrees 16 minutes 52 seconds and having a chord of 579.41 feet in length, said chord forming an angle of 86 degrees, 54 minutes 27 seconds to the right from last mentioned course, having a length of 1224.67 feet, thence along said curve 579.70 feet to point of intersection with the North boundary of said quarter-quarter section; thence turning an angle of 44 degrees 53 minutes to the right from last mentioned chord having a length of 579.41 feet in Easterly direction along North boundary of said quarter-quarter section 455.15 feet to point of beginning. Containing 16.09 acres, more or less.

TO HAVE AND TO HOLD Unto the said

Billy G. Riley and Virginia P. Riley, 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.)

Virginia P. Riley (Seal.)

Howard T. Stephenson (Seal.)

Lorene E. Stephenson (Seal.)

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 AUG 28 AM 8:53
U.C.C. FILE NUMBER CR
REC. BK. & PAGE AS SHOWN ABOVE
Conveyance
JUDGE OF PROBATE

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

BILLY G. RILEY AND WIFE,
VIRGINIA P. RILEY, AND
HOWARD T. STEPHENSON AND
WIFE, LORENE E. STEPHENSON

TO 1, J2

BILLY G. RILEY AND VIRGINIA
P. RILEY

WARRANTY DEED
JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,
County.

Office of the Judge of Probate

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 re-
corded in Volume _____ of Deeds
at page _____ and examined.

125
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, 1968.

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 volun-
tarily 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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152,308