

350

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—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 or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cora Lee Pound, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

R. D. Phillips and wife, Margaret Phillips

(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:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 358.60 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; thence turn an angle of 19 deg. 00 min. to the right and run a distance of 100.00 feet; thence turn an angle of 80 deg. 20 min. to the right and run a distance of 200.00 feet; thence turn an angle of 99 deg. 40 min. to the right and run a distance of 100.00 feet; thence turn an angle of 80 deg. 20 min. to the right and run a distance of 200.00 feet, to the point of beginning, situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 149, Office of Judge of Probate of Shelby County, Alabama.

The Grantor, by executing this deed, acknowledges and warrants that the vendor's lien reserved in said former deed recorded in Deed Book 235 at page 149 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 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, I have hereunto set my hand(s) and seal(s), this 3rd day of March, 1967.

WITNESS:

W. J. Black
Oliver P. Head

Cora Lee Pound

REC. BY & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
STATE OF ALA. SHELBY CO.
CERTIFY THIS
DEED WAS FILED
NOV - 1 PM 8:21
350

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Cora Lee Pound, 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 3rd day of March, A. D., 1967.

Oliver P. Head

Notary Public.

BOOK 235 PAGE 471