

529
This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-66

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,

Ada Pearl Spain, an unmarried woman

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

Charles Hilyer and wife, Marie Hilyer

(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:

This parcel of property described as follows: Point of beginning being the Northeast corner of the NE¼ of the NE¼ of Section 8, Township 21 South, Range 2 West; then run South along East line of said quarter-quarter section for a distance of 291.5 feet to the North side of Dirt Road; then turn right an angle of 115 deg. 45 min. running Northwesterly along North side of said road for a distance of 352.65 feet; then turn left an angle of 12 deg. 32 min. running northwesternly along the North side of said road for a distance of 291.04 feet; then run North parallel with East line of said quarter-quarter section for a distance of 86.0 feet to the North line of said quarter-quarter section; then run East along the North line of said quarter-quarter section for a distance of 601.13 feet to point of beginning. This parcel containing 2.4 acres, more or less, located in the NE¼ of the NE¼ of Section 8, Township 21 South, Range 2 West, Shelby County, Alabama, according to survey of J. L. Tanner, Land Surveyor.

This is a deed of correction to correct the description of property contained in that former deed heretofore executed from the grantor to the grantees dated July 24, 1968, and recorded in Deed Book 254 at page 229, Office of Judge of Probate 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, I have hereunto set my hand(s) and seal(s), this 7th day of November, 1970.

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STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1970 NOV -8 AM 7:11
U.C.C. FILE NUMBER OR REC. BY & PAGE AS SHOWN ABOVE
C. J. McArthur
JUDGE OF PROBATE

Mr Ada Spain (Seal)
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

BOOK 264 PAGE 261
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ada Pearl Spain, an unmarried woman 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 7th day of November, A. D., 1970.

Notary Public.