

This instrument prepared by:
Name: Ralph E. Coleman
Address: 1311 2121 Building
Birmingham, Alabama

CORRECTED DEED IN LIEU OF QUIT CLAIM DEED DATED
AUGUST 14, 1970.

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

UNIVERSAL PRINTING COMPANY.

State of Alabama

SHELBY

County

1143

Know All Men By These Presents,

That in consideration of -----One Hundred & no/100 (\$100.00)----- DOLLARS
and other valuable consideration

to the undersigned grantor William L. Lawler, Jr., and wife, Ann D. Lawler
in hand paid by Tommy Frost and wife Patsy Frost

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Tommy Frost and wife Patsy Frost

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

Shelby

County, Alabama, to-wit:

Commence at the Western right of way line of Highway 155
where the same intersects the southern boundary of the
SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 7, Township 24 North, Range 13
East, being on the Southern boundary of Shelby County,
Alabama; run thence along the western right of way of
Highway 155 in a NWly direction a distance of 433.7 feet
to the point being the point of beginning, continue along
said course, being right of way of Highway 155 for a dis-
tance of 208.7 feet to a point; run thence 90° in a Westerly
direction a distance of 208.7 to a point; run thence 90° in
a SEly direction a distance of 208.7 feet parrallel to the
right of way of Highway 155 to a point; thence 90° in an
Easterly direction 208.7 feet to point of beginning. Con-
taining one acre more or less.

TO HAVE AND TO HOLD Unto the said

Tommy Frost and wife Patsy Frost

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
with the said grantees, their heirs and assigns, that we
premises; that they are free from all encumbrances;

heirs, executors and administrators, covenant
lawfully seized in fee simple of said

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

this

day of

WITNESSES:

W. L. Lawler, Jr. (Seal.)
Ann D. Lawler (Seal.)
Tommy Frost (Seal.)
Patsy Frost (Seal.)



1970123000000540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/30/1970 11:15:00 AM FILED/CERT

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FILED IN OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF SHELBY, ALABAMA
DECEMBER 30, 1970
11:15 AM
JUDGE OF PROBATE
R. E. COLEMAN
CLERK