

This instrument was prepared by

(Name).....Karl C. Harrison.....

(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 ofOne and no/100 -----.....DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Homer S. Talton and wife, Viola Talton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby Joe Talton and Gail Miles Talton
(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 inShelby.....County, Alabama to-wit:

Commence at the southwest corner of Section 34, Township 21 South, Range 1 East and run north 0 deg. 55 min. west (Magnetic Bearing) a distance of 2342.98 feet to the point of beginning 40 feet east of the centerline of Shelby County Highway No. 77; thence turn an angle of 1 deg. 19 min. to the left and run northerly 40 feet right of and parallel to the centerline of said county road a distance of 260.0 feet to a point on the south 40 foot right of way line of Shelby County Highway No. 28; thence turn an angle of 90 deg. 33 min. to the right and run easterly along the said right of way line a distance of 210.0 feet to a point; thence turn an angle of 89 deg. 27 min. to the right and run southerly and parallel to County Highway No. 77 a distance of 260.0 feet to a point; thence turn an angle of 90 deg. 33 min. to the right and run westerly and parallel to County Highway No. 28 a distance of 210.0 feet to point of beginning; situated in the northwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 34, Township 21 South, Range 1 East and contains 1.25 acres, more or less.

This deed is executed for the purpose of correcting the description in that certain deed from the grantees herein to the grantors herein recorded in Deed Book 65, page 85 in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1971 JAN 19 PM 12:50
C.C. FILE NUMBER ON
RECORD & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF RECORD

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, wehave hereunto set.....OUR.....hand(s) and seal(s), this.....8th.....day ofJanuary....., 19.....71.....

WITNESS:

.....(Seal).....Homer S. Talton.....(Seal)
Homer S. Talton
.....(Seal).....Viola Talton.....(Seal)
Viola Talton
.....(Seal).....Viola Talton.....(Seal)

STATE OF ALABAMA }
SHELBY.....COUNTY }

General Acknowledgment

I,Martha B. Joiner....., a Notary Public in and for said County, in said State, hereby certify thatHomer S. Talton and wife, Viola Talton..... whose name sare..... 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 conveyancethey..... executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.....8th.....day ofJanuary.....A. D., 19.....71.....

.....Martha B. Joiner.....
Notary Public.

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