

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiara, Alabama

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Shelby Cnty Judge of Probate, AL  
04/22/1971 12:00:00 AM FILED/CERT

Form 1-1 & 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 000 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Grady King and wife, Alta King

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

Melvin Wayne Boavers and wife, Patricia Ann Boavers

(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 northwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 20 South, Range 3 West, run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 74.70 feet; thence turn an angle to the right of 33 deg. 40 min. and run in a southerly direction for a distance of 556.99 feet; thence turn an angle to the left of 90 deg. and in an easterly direction for a distance of 20 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 175 feet; thence turn an angle of 90 deg. to the right and run in a southerly direction for a distance of 126.49 feet; thence turn an angle to the right of 76 deg. 33 min. 15 sec. and run in a southwesterly direction for a distance of 142.25 feet to the point of beginning of a curve to the right (said curve having a central angle of 103 deg. 26 min. 45 sec. and a radius of 25 feet); thence along the arc of said curve to the right for a distance of 45.13 feet to the end of said curve; thence along the tangent, if extended to said curve run in a northerly direction for a distance of 136.65 feet to the point of beginning.

This deed is executed for the purpose of correcting the defective description contained in a prior deed from the grantors to the grantees dated May 10, 1969, recorded in Deed Book 259 page 94 in Probate Office 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, we have hereunto set our hand(s) and seal(s), this 20th day of April, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Grady King (Seal)

Alta King (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, J. P. GRAHAM, a Notary Public in and for said County, in said State, hereby certify that Grady King and wife, Alta King 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 20th day of April, A. D., 1971.

J. P. Graham  
Notary Public.

BOOK 267 PAGE 356