

This instrument was prepared by

(Name) Alton Young, Land Surveyor,

(Address) Alabaster, Alabama,

Form 1-15 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 One and-----00/100----- DOLLARS

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

Earle Morgan, an unmarried man

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

L. E. Sanford and wife, Mary A. Sanford

(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:

From the southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, run westerly along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 313.96 feet; Thence turn an angle of 45 degrees, 47 $\frac{1}{2}$ minutes to the right and run northwesterly 488.73 feet; Thence turn an angle of 71 degrees, 35 minutes to the right and run northeasterly 231.06 feet; Thence turn an angle of 90 degrees to the left and run northwesterly 50.0 feet; Thence turn an angle of 02 degrees, 20 minutes, 20 seconds to the left and continue northwesterly 145.05 feet to the point of beginning of the land herein described; Thence turn an angle of 60 degrees, 25 minutes, 40 seconds to the right and run northerly 160.29 feet; Thence turn an angle of 90 degrees to the left and run westerly 200.0 feet; Thence turn an angle of 90 degrees to the left and run southerly 160.29 feet; Thence turn an angle of 90 degrees to the left and run easterly 200.0 feet to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and being 0.735 acres, more or less. Subject to line permit to South Central Bell Telephone Company and approval of single house plan by Grantor, Earle Morgan, Recorded in Map Book 4, Page 56 in the Probate Office of Shelby County, Alabama.

The purpose of this Deed is to correct errors in the description in the Deed from the Grantor herein to the Grantees herein dated October 15, 1970 and recorded in Deed Book 265, Page 757 in the 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, 9 have hereunto set 214 hand(s) and seal(s), this 23 day of Feb, 1971.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

Earle Morgan
U.C.C. FILE NUMBER OR
FEE B.H. & DATE AS SHOWN ABOVE
JUDGE OF PROBATE
STATE OF ALABAMA, SHELBY CO.
INSTRUMENT WAS FILED
571 JUN 29 AM 9:29

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, Oscar Harris, a Notary Public in and for said County, in said State, hereby certify that Earle Morgan 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 and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, A. D., 1971.

Oscar Harris
Notary Public.