

This instrument was prepared by

(Name) Lloyd E. Clayton, Attorney at Law

(Address) 527 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

3/30

That in consideration of FIVE DOLLARS AND OTHER VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CORA CAIN KITSON, a Widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto



19720215000008070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/15/1972 12:00:00 AM FILED/CERT

Fred A. Smith

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

From the northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West run easterly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 996.83 feet; Thence turn an angle of 88 degrees, 00 minutes, 30 seconds to the right and run southerly 306.07 feet to the point of beginning of the land herein described and conveyed; Thence continue southerly along the last said course for 310.38 feet, more or less, to a point on the north-west Right of Way line of Shelby County Road No. 11; thence turn angle of 29 degrees, 25 minutes, 30 seconds to the right and run southwesterly along the northwest R.O.W. line of said road for 293.55 feet; thence turn an angle of 150 degrees, 34 minutes, 30 seconds to the right and run northerly 538.68 feet; thence turn an angle of 79 degrees, 15 minutes to the right and run northeasterly 146.80 feet to the point of beginning.

This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West and being 1.40 acres, more or less.

This is an instrument of correction, given to correct an error in a deed previously executed by the same parties herein on September 16, 1969, and is given to correct the starting point in the description of the property involved. Said deed was recorded in the Probate Court of Shelby County, Alabama, in Book 259, at Page 503.

BOOK 278 PAGE 678

U.C.C. FILE NUMBER OR
F.C. BK. & PAGE AS SHOWN ABOVE
Cora C. Kitson
JUDGE OF PROBATE
STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1973 FEB 14 PM 12:56

DO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this

day of February, 1973.

14th

(Seal)

Cora Cain Kitson
CORA CAIN KITSON

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CORA CAIN KITSON, a Widow 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 14th day of February, A. D., 1973.

Cawley G. Rose
Notary Public.