

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
Columbiana, Alabama

(Address)



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Shelby Cnty Judge of Probate, AL
04/11/1973 12:00:00 AM FILED/CERT

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 of ONE & NO/100 (\$1.00) DOLLARS

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

Pauline K. Smith and husband, G. B. Smith
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alfred Vincent Johnson and wife, Barbara L. Johnson
(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 SE corner of Sec. 24, Township 19 South, Range 1 East; thence run North along East line of said Section a distance of 571.14 feet to point of beginning; thence continue North along East line of said Section a distance of 741.26 feet; thence turn an angle of 76 deg. 35 min. to the left and run a distance of 45.48 feet; thence turn an angle of 36 deg. 49' to the right and run a distance of 91.58 feet; thence turn angle of 31 deg. 10' to the right and run a distance of 61.44 feet; thence turn angle of 94 deg. 55' to the left and run a distance of 215.00 feet; thence turn an angle of 89 deg. 00' to the left and run a distance of 340.00 feet; thence turn an angle of 12 deg. 31' to the right and run a distance of 500.00 feet; thence turn an angle of 90 deg. 00' to the left and run a distance of 247.37 feet to point of beginning. Situated in E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 24, Tp. 19 S, R. 1 East, Shelby County, Alabama and containing 5 acres.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND: Commence at the SE corner of Sec. 24, Tp 19 S, Range 1 East; thence run North along East line of said Sec. a distance of 571.14 feet; thence turn angle of 90 deg. 00' to the left and run a distance of 247.37 feet; thence turn angle of 90 deg. 00' right and run distance of 500.00 feet; thence turn angle of 12 deg. 31' to left and run distance of 125.00 feet to point of beginning; thence continue in same direction a distance of 215.00 feet; thence turn angle of 89 deg. 00' to right and run a distance of 215.00 feet; thence turn angle of 94 deg. 55' to right and run distance of 215.00 feet; thence turn angle of 84 deg. 52' to right and run distance of 200.33 feet to pt. of beginning of exception. Situated in E $\frac{1}{2}$ of SE $\frac{1}{4}$ of Sec. 24, Tp 19 S, R. 1 East, Shelby County, Ala. and containing 1 acre

This deed is given to correct the erroneous description contained in that certain deed from grantors herein to grantees herein dated June 18, 1970 recorded in Probate Office of Shelby County, Alabama in Deed Book 262, page 724.

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 10 day of April, 1973

WITNESS: STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 10 1973 (Seal) 3:00 PM (Pauline K. Smith) (Seal)

RECORDED & \$ MITG. TAX (Seal) (G. B. Smith) (Seal)

\$ 50 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT. (Seal) (G. B. Smith) (Seal)

STATE OF ALABAMA
SHELBY COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pauline K. Smith and G. B. Smith 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 10 day of April, A. D., 1973

Notary Public.