

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

19730503000024350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/03/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100----- DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles E. Seales and Martha E. Seales

(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:

All that portion of the hereinafter described lot lying Southwest of the new U. S. Highway
31 and East of old U. S. Highway 31.
Begin at the northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 2, Township 21, Range 3 West;
thence South 2 deg. 30 min. East 50 feet to point of beginning; thence South 2 deg. 30 min.
East 198.8 feet to road; thence with same four lines: North 87 deg. 15 min. West 21.7 feet;
South 77 deg. 10 min. West 51.3 feet; South 48 deg. 30 min. West 69.7 feet; South 33 deg.
45 min. West 91.7 feet to east right of way line of Highway No. 31; thence with same North
6 deg. 15 min. West 289 feet; thence North 77 deg. 30 min. East 202.4 feet to the point of
beginning.

This deed is executed for the purpose of correcting the defects contained in that certain
deed from the grantor herein to the grantees herein dated December 29, 1971 and recorded in
Deed Book 271, Page 664 in the Probate Office of Shelby County, Alabama.

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

May 3 1973 9:30 AM

RECORDED & \$ MTG. TAX

Corrected
\$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Seales

JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 2nd
day of May, 1973.

WITNESS:

(Seal) Rosella Nixon (Seal)
(Seal) Rosella Nixon
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, B. P. Laster, a Notary Public in and for said County, in said State,
hereby certify that Rosella Nixon, 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 2nd day of May, 1973.

Notary Public.