

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 AND NO/100 (\$1.00) DOLLARS

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

Paul Bradford Smith, Jr. and wife, Louise W. Smith

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

Charles Dodson Moore and Mary Ruth Roden Moore

(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:

Commencing at the SE corner of the N $\frac{1}{2}$ of Fractional Section "B", Section 12, Township 24 North, Range 12 East, Shelby County, Alabama; thence N 70 deg. 30' W along Fractional $\frac{1}{2}$ section line a distance of 498.0 feet to a point in the centerline of Shelby County Road No. 18, this point being the point of beginning; thence N 4 deg. 00' W along centerline of said road a distance of 431.4 feet; thence S 84 deg. 00' W a distance of 380.0 feet; thence S 11 deg. 30' E a distance of 270.3 feet to a point along said $\frac{1}{2}$ Fractional Section line; thence S 70 deg. 30' E along said $\frac{1}{2}$ fractional Section line a distance of 376.3 feet to the point of beginning.

This deed is given to correct erroneous description contained in that certain deed dated May 29, 1973, and recorded in Deed Book 280, page 511, in the Probate Records of Shelby County, Alabama.



19731015000057610 1/1 \$1.00
Shelby Cnty Judge of Probate, AL
10/15/1973 12:00:00 AM FILED/CERT

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 28 day of September, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Paul Bradford Smith Jr. (Seal)

Louise W. Smith (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 Paul Bradford Smith, Jr. and wife, Louise W. 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 28 day of Sept. A. D., 1973.

Nancy L. Farmer
Notary Public.