

This instrument was prepared by
(Name) HARRISON and CONWILL
Attorneys at Law
(Address) Columbiana, Alabama 35051

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,
David H. Hancock and wife, Vera L. Hancock

(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:

A part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and a part of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 13 East, described as follows: Commencing at the northeast corner of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3 and run south 83 deg. 20 min. west a distance of 176.70 feet; thence run south 27 deg. 10 min. east 1006.64 feet to the point of beginning; thence run south 64 deg. 40 min. west a distance of 210 feet; thence north 27 deg. 10 min. west a distance of 420 feet; thence north 64 deg. 40 min. east 210 feet; thence south 27 deg. 10 min. east 420 feet to the point of beginning; situated in Shelby County, Alabama.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantors herein to the grantees recorded in Deed Book 283 page 56 in Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 283
1973 DEC 27 PM 12:57
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brubaker
JUDGE OF PROBATE

19731227000068980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1973 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 5th day of November, 19 73.

WITNESS:

BOOK 284 PAGE 499

(Seal)

(Seal)

(Seal)

David H. Hancock (Seal)
David H. Hancock
Vera L. Hancock (Seal)
Vera L. Hancock

(Seal)

STATE OF ALABAMA
Shelby } COUNTY }

General Acknowledgment

I, B. P. Water, a Notary Public in and for said County, in said State, hereby certify that David H. Hancock and wife, Vera L. Hancock 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 5th day of November, A. D., 19 73

B. P. Water
Notary Public.