

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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,  
Richard H. Fair and wife, Catherine Fair  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Thomas Middleton and Nadine Middleton  
(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 NW corner of Section 36, Township 19 South, Range 2 East; thence East along  
the North line of said Section 6, a distance of 2,761.40 feet to a point; thence turn an  
angle of 25 deg. 45 min. to the right and run a distance of 524.90 feet to a point; thence  
turn an angle of 11 deg. 45 min. to the left and run a distance of 210.00 feet to a point;  
thence turn an angle of 90 deg. to the right and run a distance of 50.00 feet to the point  
of beginning; thence continue on the same said course for a distance of 160.00 feet to a  
point; thence turn an angle of 96 deg. 30 min. to the right for a distance of 136.60 feet to  
a point; thence turn an angle of 83 deg. 30 min. to the right for a distance of 160.00 feet  
to a point; thence turn an angle of 96 deg. 30 min. to the right for a distance of 136.60  
feet to the point of beginning. Said land being situated in the NW 1/4 of NE 1/4, Section 36,  
Township 19 South, Range 2 East, Shelby County, and containing 1/2 acre, more or less,  
according to survey of Grady T. Headrick, <sup>as amended</sup> Registered Land Surveyor, dated September 30, 1972.

This deed is executed for the purpose of correcting the defective description contained in  
that certain deed from the grantors herein to the grantees herein, dated March 19th, 1974,  
and recorded in Deed Book 285, Page 848 in the Probate Office of Shelby County, Alabama.

BOOK 288 PAGE 209

19740806000038870 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/06/1974 12:00:00AM 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,  
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 8 day of July, 1974.

WITNESS:  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Richard H. Fair  
Catherine Fair

STATE OF ALABAMA  
SHELBY COUNTY  
JUL 12 1974  
REC. BK. & PAGE  
U.C.C. FILE  
INSTRUMENT NO. 1174-67-112-21  
JUDGE OF PROBATE

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, Edgar M. Train, a Notary Public in and for said County, in said State,  
hereby certify that Richard H. Fair and wife, Catherine Fair  
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 8 day of July

Edgar M. Train  
Notary Public