

This instrument was prepared by

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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 DOLLAR and other good and valuable considerations

~~XXXXXX~~
DOLLARS

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

Anderson L. Smith and wife, Thelma A. Smith

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

Franklin D. Riddle and wife, Wilma Grace Riddle

(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:

One acre of land situated in the Northeast corner and being 210 feet by 210 feet, adjoining Coosa River on the Northwest Quarter of the Southeast Quarter of Section 31, Township 19, Range 3 East. Being the same parcel of land acquired by the prior owner, Anderson L. Smith, by deed dated March 15, 1959, and recorded in Volume 205 at page 457 in the Office of the Judge of Probate of Shelby County, Alabama.

THIS IS A DEED OF CORRECTION TO CORRECT THAT CERTAIN DOCUMENT RECORDED IN DEED BOOK 245, PAGE 403 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BOOK 288 PAGE 404



19740826000041870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/26/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 26 PM 4:34
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, 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 24th day of August, 1974.

WITNESS:

Hazel Stone (Seal)

(Seal)

(Seal)

Anderson L. Smith (Seal)

Thelma A. Smith (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 Anderson L. Smith and wife, Thelma A. 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 24th day of August, A. D. 1974

Fred M. Stratten
Notary Public