

This instrument was prepared by

(Name) Karl C. Harrison
(Address) Attorney at Law
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, Basil Smith, as Executor of the Last Will and Testament of Ollie C. Coker, deceased

(herein referred to as grantors) do grant, bargain, sell and convey unto
Herbert T. Salter, Jr. and Margaret L. Salter

(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 NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 1 East, more particularly described as follows: Commence at the southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run west along the south line of said forty a distance of 388 feet to a point on the east right of way line of Highway No. 25 for the point of beginning of lot herein described; thence run north 5 deg. 40 min. East and along the east right of way line of said Highway a distance of 377.30 feet; thence north 11 deg. 35 min. East along the east right of way line of said Highway a distance of 238 feet; thence north 17 deg. 16 min. East along the east right of way line of said highway a distance of 332.70 feet to a point on the east right of way line of said highway and a branch; thence south 56 deg. 48 min. East along the meanderings of said branch a distance of 137.2 feet; thence south 29 deg. 37 min. East along the meanderings of said branch a distance of 165 feet to the west margin of the old Columbiana-Wilsonville road; thence run south 20 deg. 23 min. West along the west margin of said road a distance of 656.30 feet; thence south 36 deg. 43 min. west along the west margin of said road a distance of 115.0 feet to the south line of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run west along the south line of said forty a distance of 80 feet to point of beginning; being situated in Shelby County, Alabama.

This deed is executed for the purpose of correcting the defective description contained in that certain deed from the grantor to the grantees herein dated August 22, 1972 and recorded September 18, 1972 in Deed Book 276, Page 387 in the Probate Office of Shelby County, Alabama.

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 18th day of September, 1974

WITNESS:

(Seal) Basil R. Smith (Seal)
As Executor of the Last Will and Testament of Ollie C. Coker, deceased (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

19740920000046470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/20/1974 12:00:00 AM FILED/CERT

I, Martha B. Garner, a Notary Public in and for said County, in said State, hereby certify that Basil Smith, whose name as Executor of the Last Will & Testament of Ollie C. Coker, deceased 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 he as such Executor, having full authority executed the same voluntarily on the day the same bears date, for and as the act of said Estate.
Given under my hand and official seal this 18th day of September, A. D., 1974

Notary Public.