

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 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 CONSIDERATION

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

Kathleen E. Wyatt, a widow

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

James L. Duck and wife, Bernice Duck

(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 the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence with a front site on the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section turn an angle of 64 deg. 30' to the left and proceed South 67 deg. 52' East for a distance of 732.0 feet to a point; thence turn an angle of 11 deg. 39' to the right and proceed South 56 deg. 13' East for a distance of 80.27 feet to the point of beginning. From this beginning point continue South 56 deg. 13' East for a distance of 100 feet; thence proceed South 35 deg. 07' West for a distance of 149.42 feet to a point on the Northerly boundary of a 30 foot street; thence proceed North 56 deg. 20' West along the Northerly boundary of said street for a distance of 100 feet; thence proceed North 35 deg. 07' East for a distance of 149.62 feet to the point of beginning.
The above described land is located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.34 acres.

This is a deed of correction to correct and replace that certain deed in favor of grantees recorded in Deed Book 263, page 575, in the Probate Records of Shelby County, Alabama.



19740930000048070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/30/1974 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, I have hereunto set my hand(s) and seal(s), this 27th day of September, 1974.

(Seal) Kathleen E. Wyatt (widow) (Seal)
(Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathleen E. Wyatt, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, A. D., 1974.

J. W. Donahoe

Notary Public.

Com. Expires May 12, 1978

BOOK 289 PAGE 34
STATE OF ALABAMA
SHELBY COUNTY
1974 SEP 30 PM 2:03
U.C. FILE NUMBER OR
C.G. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE