

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA



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Shelby Cnty Judge of Probate, AL
11/07/1974 12:00:00 AM FILED/CERT

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 other valuable consideration and One and No/100-----DOLLARS

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

Jim Marquess and wife, Mary Nell Marquess

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

Robert Kendrick and wife, Grace Kendrick

(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 Northwest corner of the SE¼ of the NW¼ of Section 20, Township 22 South, Range 2 West, Shelby County; thence run East along the North line of said quarter-quarter section a distance of 148.62 feet to a point on the West right of way line of the Spring Creek Highway; thence turn an angle of 74 deg. 17 min. to the right and run along said highway right of way a distance of 637.88 feet to a concrete right of way post; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 80.00 feet to a concrete post on the East right of way line of said Spring Creek Highway; thence turn an angle of 82 deg. 27 min. to the right and run along said East right of way line a distance of 229.82 feet to the point of beginning; thence turn an angle of 16 deg. 52 min. 23 sec. to the left and continue along said East right of way line a cord distance of 296.71 feet; thence turn an angle of 96 deg. 49 min. 37 sec. to the left and run a distance of 235.70 feet; thence turn an angle of 79 deg. 57 min. 40 sec. to the left and run a distance of 206.93 feet; thence turn an angle of 79 deg. 01 min. 34 sec. to the left and run a distance of 253.34 feet to the point of beginning. Situated in the SE¼ of the NW¼, Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, the town of Calera, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated September 6, 1974.

This deed is executed and delivered as a deed of correction for that former deed from the grantors to the grantees dated November 8, 1966, and recorded in Deed Book 245 at page 787, Office of Judge of Probate 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, we have hereunto set our hand(s) and seal(s), this 30th day of September, 1974.

WITNESSES
STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
RECORD & PAGE AS SHOWN ABOVE
289 PAGE 522
1974 NOV - 7 AM 8:31
RECEIVED

Jim Marquess (Seal)
Mary Nell Marquess (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim Marquess and wife, Mary Nell Marquess, whose name 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 30th day of September, A. D., 1974.

Notary Public