

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051

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

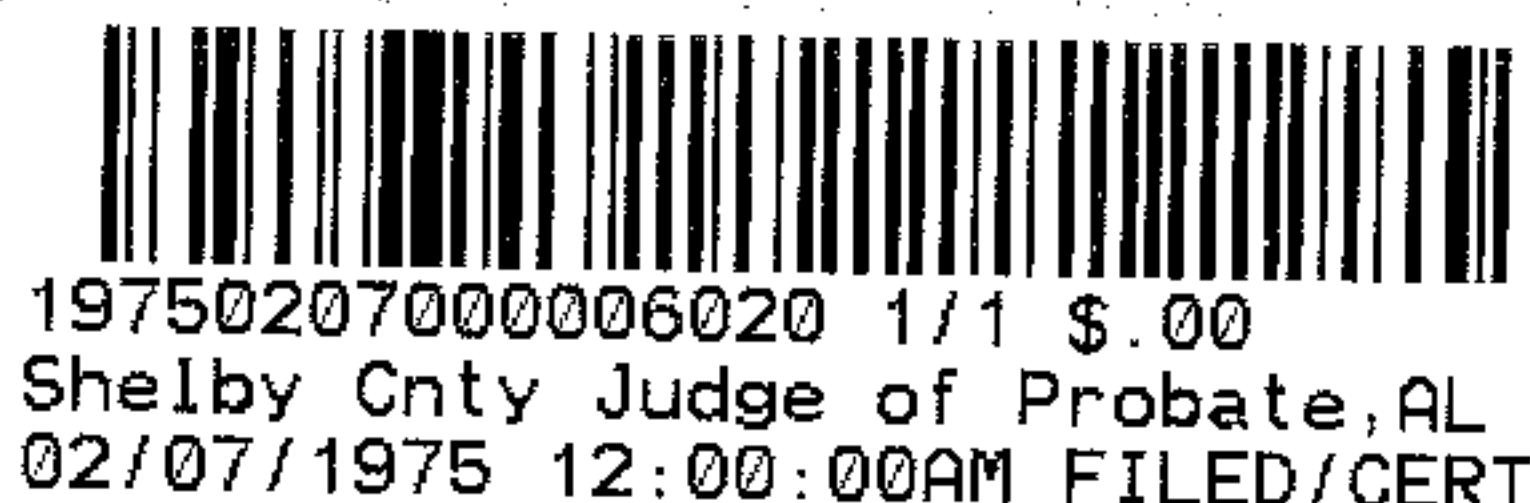
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jerry M. Sanderson and wife, Nancy Sanderson
(herein referred to as grantors) do grant, bargain, sell and convey unto

James G. Turquitt and Cindy Turquitt

(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:

Lot 1 of SUNNY BROOK more particularly described as follows: Begin at the southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West; thence in an easterly direction along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 55 feet, more or less to the east waters edge as it now exists, said waters edge being the point of beginning; thence continuing in an easterly direction along said South boundary 308 feet, more or less to intersection with the west right-of-way boundary of a public road; thence turn an angle of 81 deg. 22 min. to the left in a northeasterly direction along said west right-of-way boundary 92.70 feet to the point of beginning of the arc of a curve turning to the left, having a central angle of 2 deg. 28 min. having a radius of 980.89 feet and having a chord of 47.90 feet; thence in a northeasterly direction along the arc of said curve which is also the west boundary of said right-of-way 47.92 feet; thence turn an angle of 102 deg. 16 min. to the left from said chord in a southwesterly direction 302 feet, more or less to said east boundary of waters edge; thence in a southwesterly direction along said east boundary of waters edge 115 feet more or less to the point of beginning.

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 January, 1974 and recorded in Deed Book 285, page 326 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, we have hereunto set our hand(s) and seal(s), this 3rd day of February, 1975.

STATE OF ALABAMA
SHELBY COUNTY
JERRY M. SANDERSON (Seal)
NANCY SANDERSON (Seal)
JAMES G. TURQUITT (Seal)
CINDY TURQUITT (Seal)

Jerry M. Sanderson (Seal)
Nancy Sanderson (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Jerry M. Sanderson and wife, Nancy Sanderson 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 3rd day of February, A. D., 1975.