

(Name) Harrison and Conwill

Jefferson Land Title Service Co., Inc.

(Address) Columbiana, Alabama 35051

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 Dollar-----

and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
James E. Simmons and wife, Estella S. Simmons

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leroy S. Blankenship and Catherine J. Blankenship (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,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 135.00 feet to the point of beginning; thence continue in the same direction and run a distance of 499.70 feet; thence turn an angle of 89 deg. 13 min. 15 sec. to the left and run a distance of 660.00 feet; thence turn an angle of 90 deg. 46 min. 45 sec. to the left and run North a distance of 634.70 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 89 deg. 13 min. 15 sec. to the left and run a distance of 495.00 feet; thence turn an angle of 90 deg. 46 min. 45 sec. to the left and run a distance of 135.00 feet; thence turn an angle of 90 deg. 46 min. 45 sec. to the right and run a distance of 165.00 feet to the point of beginning.

Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

This deed is made to correct the erroneous description in that certain deed from the grantors herein to the grantee herein dated the 3rd day of February, 1970, and recorded in Deed Book 261, page 161, 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of June, 1975

(SEAL)

James E. Simmons

(SEAL)

(SEAL)

Estella S. Simmons

(SEAL)

(SEAL)

(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 James E. Simmons and wife, Estella S. Simmons

whose name(s) 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 12th day of June A.D. 1975

19750718000038070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/18/1975 12:00:00AM FILED/CERT

Martha B. Garner