

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company



19750922000052290 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/22/1975 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

7994
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,
John W. Mahan and wife, Dorothy D. Mahan; and Maude D. Denson, a widow

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

William B. Todd and wife, Emma Jo Todd

(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 Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 296.17 feet to the point of beginning; thence turn an angle of 87 deg. 02 min. 30 sec. to the left and run a distance of 485.00 feet; thence turn an angle of 87 deg. 02 min. 30 sec. to the right and run a distance of 358.98 feet; thence turn an angle of 61 deg. 08 min. to the right and run a distance of 149.55 feet; thence turn an angle of 100 deg. 26 min. to the left and run a distance of 206.78 feet; thence turn an angle of 02 deg. 04 min. to the right and run a distance of 319.52 feet to a point on the Southeast R/W of the Cahaba Valley Road or Shelby County Hwy. No. 119; thence turn an angle of 111 deg. 25 min. to the right, to the chord of a curve and run along said R/W a chord distance of 200.75 feet; thence turn an angle of 10 deg. 04 min. 05 sec. to the right and run along said R/W line a chord distance of 452.13 feet to the West line of the Allen property; thence turn an angle of 96 deg. 12 min. 55 sec. to the right and run along the Allen property a distance of 235.84 feet; thence turn an angle of 92 deg. 47 min. 40 sec. to the left and run along said Allen property a distance of 336.47 feet; thence turn an angle of 92 deg. 19 min. 40 sec. to the right and run a distance of 763.94 feet; thence turn an angle of 92 deg. 57 min. 30 sec. to the right and run a distance of 300.00 feet to the point of beginning. This is situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and containing 15.72 acres.

This deed is executed for the purpose of correcting the description contained in that certain deed from the grantors herein to the grantees herein which is recorded in Deed Book 282, page 435 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 19th day of September, 1975.

WITNESSES

John W. Mahan (Seal)
John W. Mahan

Dorothy D. Mahan (Seal)
Dorothy D. Mahan

Maude D. Denson
Maude D. Denson

By Dorothy D. Mahan (Seal)
Dorothy D. Mahan, as Attorney in Fact
under power of attorney dated November
1, 1974. (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Jewel S. Crumpton, a Notary Public in and for said County, in said State, hereby certify that John W. Mahan and wife, Dorothy D. Mahan 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 19 day of September, A. D., 1975.

Jewel S. Crumpton
Notary Public.
My Commission Expires Aug. 25, 1979

STATE OF ALABAMA

SHELBY COUNTY

I, Jewell S. Crumpton, a Notary Public in and for said County, in said State, hereby certify that Dorothy D. Mahan, whose name, as Attorney in Fact for Maude D. Denson, a widow, 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, as such Attorney in Fact, and with full authority as shown by Power of Attorney dated November 1, 1974, executed the same voluntarily on the day the same bears date, for and as the act of said Maude D. Denson, a widow.

Given under my hand and official seal this 19 day of Sept. 21, 1975.

Jewell S. Crumpton
Notary Public
My Commission Expires Aug. 25, 1979

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEP 22 PM 12:04
Conrad M. Smith
JUDGE OF PROBATE



19750922000052290 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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