

SHELBY

County

That in consideration of other considerations and Ten and No/100 (\$10.00)-----DOLLARS

to the undersigned grantor Evelyn Threatt, widow of Frank Threatt

in hand paid by Terry Threatt and wife, Mary Threatt

the receipt whereof is acknowledged I the said Grantor

do grant, bargain, sell and convey unto the said Terry Threatt and wife, Mary Threatt

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Commence at the Southwest corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 87° 45' East along the South boundary of said Section for a distance of 1076.15 feet; thence turn an angle of 90° 15' to the left and proceed North 2° 30' West for a distance of 572.8 feet; thence turn an angle of 74° 13' to the right and proceed North 71° 43' East for a distance of 218.2 feet to a point on the West side of a street; thence turn an angle of 56° 25' to the left and proceed North 15° 42' East for a distance of 75.5 feet to a point on the East side of said street and the point of beginning. From this beginning point turn an angle of 71° 46' to the right and proceed North 87° 04' East for a distance of 243.3 feet; thence turn an angle 90° 29' to the right and proceed South 2° 27' East for a distance of 180.3 feet; thence turn an angle of 89° 31' to the right and proceed South 87° 04' West for a distance of 242.3 feet to a point on the East side of said street; thence turn an angle of 90° 29' to the right and proceed North 2° 27' West along the East side of said street for a distance of 180.3 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1 acre, more or less.

This deed is to correct a error in former deed by grantor to grantees recorded in deed book 295 page 441.

TO HAVE AND TO HOLD Unto the said Grantees

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal,

this 26th day of May 1976

WITNESSES:

*Evelyn Threatt* (Seal.)  
Evelyn Threatt, Widow  
\_\_\_\_\_(Seal.)  
\_\_\_\_\_(Seal.)  
\_\_\_\_\_(Seal.)

TO  
RRANTY DEED  
ANTEES WITH SURVIVORSHIP  
ALABAMA,  
County.  
of the Judge of Probate  
certify that the within deed was  
office for record on the.....  
.....19.....  
o'clock.....M, and was duly re-  
lume..... of Deeds  
....., and examined.  
Judge of Probate.

19760528000049730 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
05/28/1976 12:00:00AM FILED/CERT

State of ALABAMA  
TALLADEGA COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Evelyn Threatt, 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 26th day of May 1976  
Jeannette A. Sawyer As Notary Public

State of  
COUNTY

I, a Notary Public in and for said County, in said State,  
do hereby certify that on the day of , 19 , came before me  
the within named known to me  
to be the wife of the within named who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the day of 19  
As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAY 28 AM 11:45  
C. M. S. JUDGE OF PROBATE

This instrument prepared by:  
Dwight Duke  
Attorney at Law  
P. O. Box 276  
Old City Hall Building  
Sylacauga, Alabama 35150

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