

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) P O Box 1227, Columbiana, Alabama 35051

Form 1-15 Rev. 1-56

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, DEED OF CORRECTION

That in consideration of One and No/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, R. O. BEAN a/k/a R. O. BEAN, SR. and wife, AUDREY P. BEAN; PAULINE BEAN ELLISON a/k/a PAULINE B. ELLISON and husband, R. J. ELLISON, SR.; and, J. O. BEAN a/k/a J. O. BEANE and wife, LOUISE E. BEAN a/k/a LOUISE E. BEANE, (herein referred to as grantors) do grant, bargain, sell and convey unto

ARTHUR BARKER and wife, MAE M. BARKER,

(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:

A part of the S $\frac{1}{2}$ of Fraction A of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Beginning at the Southwest corner of lot formerly belonging to Sessions Chapel Church and run in a Southerly direction 300 feet; thence in an Northeasterly direction 240 feet, more or less, to right of way of old Montgomery road; thence Northwesterly along old road 240 feet, more or less, to said Church lot; thence Southwesterly direction along South line of said Church lot 240 feet, more or less, to point of beginning. LESS AND EXCEPT highway right of way.

Subject to the following easements and encumbrances:

1. Right-of-way to Shelby County of public road, as shown by instrument dated October 19, 1950 and recorded in the Office of the Judge of Probate of Shelby County.
2. Easement to Water Works Board of the Town of Montevallo, as shown by instrument dated December 2, 1955 and recorded in Deed Book 177, at Page 301, in said Probate records.

This Deed of Correction is being given for curative purposes only in order to correct that certain deed between the parties dated August 13, 1974 and recorded in Deed Book 288, at Page 666, in the Office of the Judge of Probate of Shelby County, Alabama, which said deed (1) erroneously fails to state the marital status of the Grantors, (2) erroneously fails to correctly name the Grantees, (3) uses an incorrect legal description of the land conveyed, and (4) fails to create the intended joint survivorship ownership in the Grantees.

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 22 day of June, 1976.

GRANTORS:

R. O. Bean Sr. (Seal)

R. O. Bean, Sr.

Pauline B. Ellison (Seal)

Pauline B. Ellison

J. O. Beane (Seal)

J. O. Beane

Audrey P. Bean (Seal)

Audrey P. Bean

R. J. Ellison Sr. (Seal)

R. J. Ellison, Sr.

Louise E. Beane (Seal)

Louise E. Beane

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

19760712000064140 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1976 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. O. Bean, Sr., and wife, Audrey P. Bean 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 12 day of June, A. D., 1976

My Commission Expires June 5, 1978

Notary Public.

(See reverse side for additional General Acknowledgments)

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. O. Bean a/k/a J. O. Beane and wife, Louise E. Bean a/k/a Louise E. Beane, 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 22 day of June, 1976.

Wann G. Fidelity
Notary Public

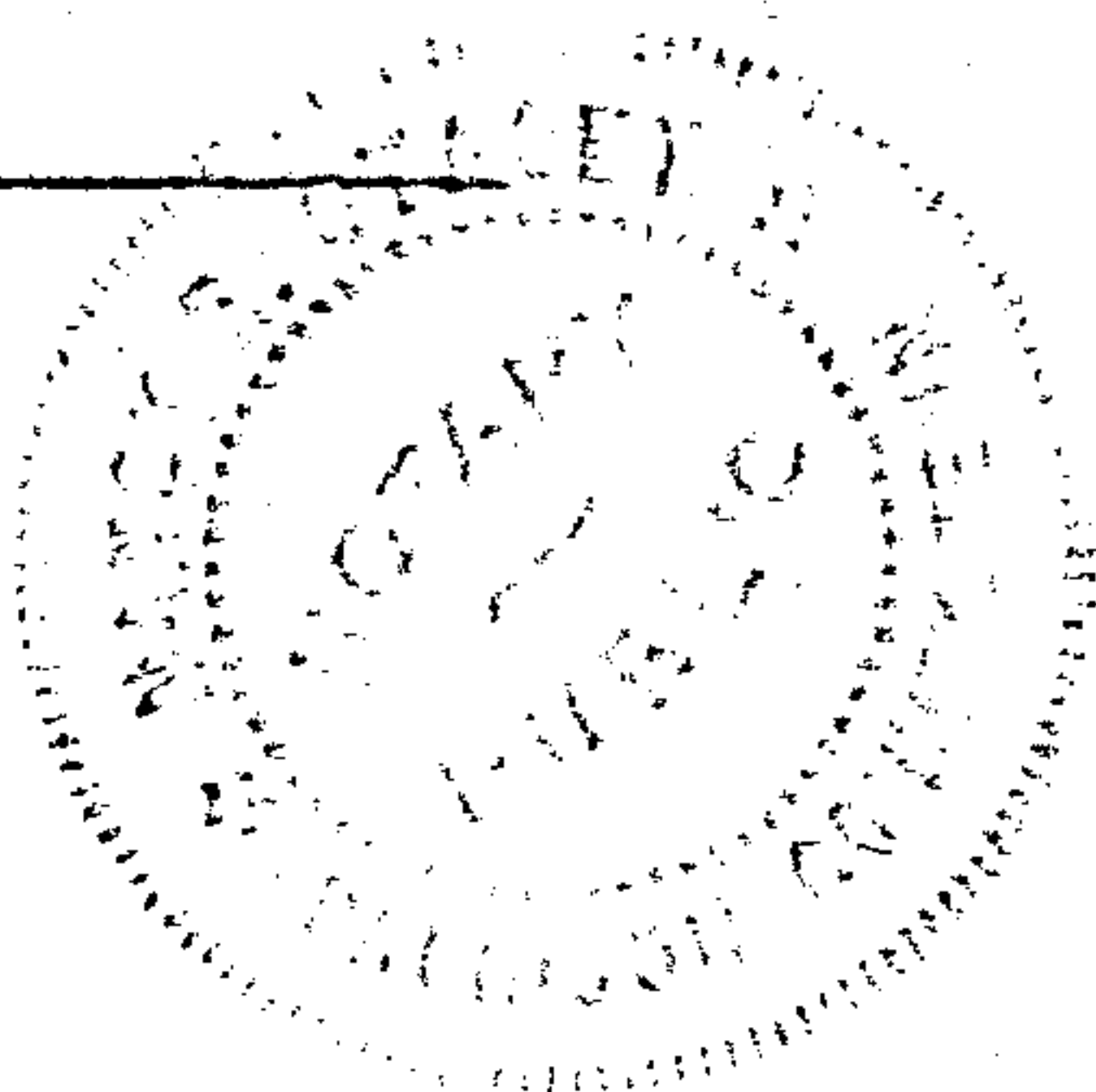
STATE OF Tennessee)
Davidson COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pauline Bean Ellison a/k/a Pauline B. Ellison and husband, R. J. Ellison, Sr., 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 24th day of May, 1976.

Nancy R. Stacey
Notary Public



19760712000064140 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1976 12:00:00AM FILED/CERT

BOOK 299 PAGE 752

STATE OF ALA. SHELBY CO. M y Commission Expires 12-5-79
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUL 12 PM 2:36
Corrected
Conrad M. Brubaker
JUDGE OF PROBATE

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
TITLE Insurance
BIRMINGHAM, ALA.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO

Wade Warren