

7055

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66
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,

That in consideration of One and no/100 (\$1.00)----- DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold A. Miller and Julia Faye Miller, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto
Fred W. Lucas and wife, Patsy Lucas

(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:

Description attached as Exhibit "A" and made a part and parcel hereof as fully as if set out herein.

19760722000068660 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 16

This is a deed of correction to correct erroneous description contained in that certain deed dated February 2, 1972 and recorded in Deed Book 272, page 336 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 21st day of July, 19 76.

WITNESS:
_____(Seal) Harold A Miller (Seal)
_____(Seal) Julia Faye Miller (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 Harold A. Miller and Julia Faye Miller, husband and wife 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 21 day of July, A. D., 19 76
Edgar M. Fink
Notary Public.

EXHIBIT "A"

PARCEL 1

Commence at the southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North along the west boundary of said quarter-quarter section for a distance of 725.0 feet to the point of beginning. From this beginning point turn an angle of 94° 44' to the right and proceed S 85° 16' E for a distance of 1317.43 feet to a point in the center of the Harpersville - Calcis Road; thence proceed N 16° 59' E along the center of said road for a distance of 208.78 feet; thence proceed S 80° 04' W for a distance of 171.9 feet; thence proceed S 81° 49' W for a distance of 259.16 feet; thence proceed N 12° 33' E for a distance of 104.0 feet; thence proceed N 85° 03' W for a distance of 974.34 feet to a point on the west boundary of said quarter-quarter section; thence proceed South along the west boundary of said quarter-quarter section for a distance of 210.0 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 5.712 acres.

PARCEL 2

Commence at the Southwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, thence proceed North along the West boundary of said quarter-quarter section for a distance of 935.0 feet to the point of beginning. From this beginning point turn an angle of 94° 57' to the right and proceed S 85° 03' E for a distance of 909.10 feet; thence proceed N 12° 33' E for a distance of 104.0 feet; thence proceed N 84° 57' W for a distance of 931.92 feet to a point on the west boundary of said quarter-quarter section; thence proceed South along the west boundary of said quarter-quarter section for a distance of 105.0 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.194 acres.

Also easement for ingress and egress 30 feet in width, more particularly described as follows: Begin at the Northeast corner of Tract 2 described above and run North 12° 33' East along the Western boundary of lot being deeded this date to J. T. Barronton and wife, Irene Barronton a distance of 103.5 feet to the Northwestern corner of the property being conveyed to J. T. Barronton and wife, thence run Easterly along the Northern boundary of property being conveyed to J. T. Barronton and wife this date a distance of 462.75 feet to Northeast corner of said Barronton lot, thence turn to the left an angle of 90° and run a distance of 30 feet to a point; thence turn left an angle of 90° and run Westerly parallel with the north boundary of Barronton lot a distance of 492.75 feet to a point, thence turn to the left and run South 12° 33' West a distance of 133.5 feet to a point on the North boundary of Tract 2, thence turn to the left and run Easterly along Northern boundary of Tract 2 to the point of beginning.



19760722000068660 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
EASEMENT WAS FILED
1976 JUL 22 AM 10:02
Conrad P. Brundage
JUDGE OF PROBATE