

This instrument was prepared by

(Name) Charles L. Kerr, Attorney

1892

Jefferson Land Title Service Co., Inc.

AGENTS FOR

(Address) 117 Ninth Street, N. E., Leeds, Al. 35094

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 -----Thirty Three Thousand Eight Hundred Seventy Five----- DOLLARS, and the assumption of the hereinafter described mortgage debt,

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

Johnny M. Richey and wife Linda R. Richey

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

Robert L. Campbell and wife Sarah H. Campbell

(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 tract or parcel of land situated in the NE 1/4 of Section 13, Township 18 South, Range 2 East, containing 30 acres, and being more particularly described as follows: Commence at the NE corner of the SW 1/4 of NE 1/4 of Section 13, Township 18 South, Range 2 East, being the point of beginning of the land herein described, being a 6" x 6" concrete monument; thence South 89°10' West (MB) for a distance of 324.00 feet to a point, iron pin; thence turn an angle of 89°24' to the left and proceed South 0°14' East (MB) for a distance of 948.42 feet to a point, iron pin, being on the north right-of-way margin of County Highway #468; thence run northeasterly and easterly along said right-of-way margin (having a chord distance of 341.70 feet) to a point, iron pin; thence continue easterly along said right-of-way margin (having a chord distance of 564.99 feet) to a point, iron pin; thence North 0°14' West (MB) for a distance of 1772.61 feet to a point, iron pin; thence turn an angle of 90°39' to the left and proceed South 89°07' West (MB) for a distance of 567.66 feet to a point (cross-tie in place); thence turn an angle of 89°44' to the left and proceed South 0°37' East (MB) for a distance of 990.00 feet to the point of beginning. Subject to existing mortgage on part of the above described land executed to Jefferson Federal Savings and Loan Assoc. by Grantors.

(This is a correction deed, given solely for the purpose of correctly describing the land heretofore conveyed by grantors to grantees by deed dated July 20, 1976, as per a survey of the same by James L. Ray, Jr., made August 9, 1976.)



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Shelby Cnty Judge of Probate, AL
08/19/1976 12:00:00 AM FILED/CERT

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 12th day of August, 1976.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1976 AUG 19 PM 3:28
INSTRUMENT WAS FILED
CORRECTIVE
CANCELED BY JUDGE

(Seal)

(Seal)

(Seal)

Johnny M. Richey
Linda R. Richey

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Charles L. Kerr, a Notary Public in and for said County, in said State, hereby certify that Johnny M. Richey and wife Linda R. Richey 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 12th day of August