

This instrument was prepared by

(Name) J.P. Graham
(Address) P.O. Box 566
Pelham, Alabama 35124

19770105000001210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/05/1977 12:00:00AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One & No/100--(\$1.00) - Dollar and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
~~XXX~~ James Lee

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Marie Davis Lee

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

From the N.E. corner of Section 23, Township 20 South, Range 3 West, along the North boundry of said Section 23, Township 20 South, Range 3 West for a distance of 300.89 feet, more or less, to a point on the West right of way line of the Old Montgomery Highway for the point of beginning of the land herein described, continue West along the North boundry of Section 23, Township 20 South, Range 3 West for 191.7 feet, more or less, to the East right of way of the L & N. Railroad; thence turn an angle of 142 degrees 29 minutes to the left and run Southeasterly along the East right of way of the L & N Railroad for a distance of 171.7 feet; thence turn an angle of 37 degrees 31 minutes to the left and run 366.0 feet, more or less, to the West right of way of the old Montgomery Highway, thence turn an angle of 95 degrees 44 minutes to the left and run 105.0 feet to the point of beginning. This being a part of the NE 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West, and containing 1.02 Acres, more or less.

This is a corrective Deed of that Deed recorded in Real Estate Volume 296, Page 334, in the office of the Probate Judge, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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~~) 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, I have hereunto set my hands(s) and seal(s), this 29th day of December 1976.

(Seal) (Seal) (Seal) (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that James Lee 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December A. D., 1976.

J. P. Graham
Notary Public