

This instrument was prepared by
(Name) James A. King ✓

(Address) 2024 City Federal Bldg., Birmingham, AL. 35203

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

5682

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of love and affection for our three children and to correct error in prior deed

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,
Carol R. King and husband, James A. King,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto each of our three children, i. e. James A. King Jr., Carol King Nolen and Edward R. King an undivided three percent (3%) interest in and to

~~XXXXXX~~ the following described real estate, situated in
Shelby County, Alabama, to-wit:

That portion of S $\frac{1}{2}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ lying south and west of center line of Shoal Creek in Sec. 25, Tp 17 South, Range 1 East. Minerals and mining rights excepted.

The E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 35, Tp 17 South, Range 1 East.
NE $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 35, Tp 17, Range 1 East. Minerals and mining rights excepted.

The NW $\frac{1}{4}$ and all that part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ lying south of center line of Shoal Creek in Sec. 36, Tp 17 South, Range 1 East.

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 2, Tp 18 South, Range 1 East.

The SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 35, Tp 17 South, Range 1 East and the S $\frac{1}{2}$ of NE $\frac{1}{4}$ and the S $\frac{1}{2}$ of Sec. 36, Tp 17 South, Range 1 East.

All that part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 36, Tp 17 South, Range 1 East lying south and east of Shoal Creek, containing 25 acres, more or less. Subject to rights, reservations and easements set out in Book 208, Page 316 in the Probate Office of Shelby County, Alabama

Subject to transmission line permit granted to Alabama Power Co. recorded in Deed Book 131, Page 319 in the Probate Office of Shelby County, Alabama.

This is a deed of correction, given for the purpose of correcting a deed given by the same grantors herein to the same grantees herein under date of December 29, 1976 and recorded in Book 303, Page 98 in the Probate Office of Shelby County, Alabama. The error in the said original deed was in the percentage of interest being conveyed to each grantee having been erroneously set out as an undivided six percent (6%), whereas it was the intention (continued over)

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 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 hands(s) and seal(s), this 8th day of February, 1977.

(Seal) Carol R. King (Seal)
(Seal) James A. King (Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

19770208000011680 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/08/1977 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol R. King and husband, James A. King, 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 8th day of February, A. D. 1977.
Sail Harnage Notary Public

RETURN TO:

*Shelby County Judge of Probate
Shelby County, Alabama
Birmingham, Alabama*

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$

RECORD FEE \$

TOTAL \$



19770208000011680 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/08/1977 12:00:00AM FILED/CERT

(Continued from over) of the grantees to convey to each grantee an undivided three percent (3%) interest in said real estate, or six percent (6%) to each child of the grantors' one-half ($\frac{1}{2}$) interest in said real estate.

We, the undersigned, the grantees in the foregoing deed of correction, hereby accept said deed as correcting the prior deed and acknowledge our sole interest as being an undivided three percent (3%) each in said real estate.

Gloria L. Bradley
Witness

Mrs. D. W. Christian
Witness

Yvonne E. Cunningham
Witness

James A. King Jr.
James A. King Jr.

Carol King Nolen
Carol King Nolen

Edward R. King
Edward R. King

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 FEB 18 AM 9:31

Thomas A. Snodgrass, Jr.
JUDGE OF PROBATE

Corrective Dd
Rec. 3.00
Ind 1.00
\$ 4.00