

This instrument was prepared by

(Name) Harrison & Conwill

(Address) Columbiana, Alabama 35051

8628

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

19770513000046100 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/13/1977 12:00:00 AM FILED/CERT

That in consideration of One and no/100 DOLLARS

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

William B. Surface and wife, June C. Surface

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

Deward Smith and Mary P. Smith

(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 portion of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, T-22-S, R-3-W more particularly described as follows: Begin at the eastern most corner of Lot 1, Block 2 of Hidden Valley Estates as recorded in Map Book 6, Page 36 in the Probate Judge Office of Shelby County, Alabama, said eastern corner being on the Southwest side of the 60 ft. right of way of Overland Road as shown on Hidden Valley Estates Record Map. From said point run northwesterly along the southwest 60 ft. R.O.W. of Overland Road for 112.00 ft., then turn an angle of 90 deg. 00 min. to the right and run northeasterly 60.00 ft across Overland Road to the point of beginning. Then turn an angle of 90 deg. 00 min. to the left and run northwesterly along the northeast 60 ft. R.O.W. of said road for 348.52 ft. to the beginning of a tangent curve of 508.33 ft. concave southwesterly, thence northwesterly through a central angle of 11 deg 16 min 17 sec for 100.00 ft., then turn an angle from the chord of said curved section of 70 deg 28 min 31 sec to the right and run northeasterly for 336.64 ft., then turn an angle of 100 deg 17 min 32 sec to the right and run southeasterly for 491.04 ft., then turn an angle of 89 deg 24 min 34 sec to the right and run southwesterly for 436.70 ft. back to the point of beginning. The above described parcel contains 4.00 acres.

The Above described parcel is subject to the following described 15 ft. wide sewerline easement. Begin at the eastern most corner of Lot 1, Block 2 of Hidden Valley Estates as recorded in Map Book 6, Page 36 in the Probate Judge Office of Shelby County, Alabama, said eastern corner being on the southwest side of the 60 ft. right of way of Overland Road as shown on Hidden Valley Estates Record Map. From said point run northwesterly along the southwest 60 ft. R.O.W. of Overland Road for 112.00 ft., then turn an angle of 90 deg. 00 min to the right and run northeasterly for 60.00 ft. across Overland Road then turn an angle of 90 deg 00 min to the left and run northwesterly along the northeast 60 ft. R.O.W. of said road for 254.90 ft. to the centerline of the 15 ft. wide sewerline easement hereon described. Then turn an angle of 67 deg. 35 min 30 sec to the right and run northeasterly along the centerline of the 15 ft. wide sewerline easement for 374.50 ft. to the northeast side of the 4.00 acre parcel described above.

This deed is executed for the purpose of correcting the defective description in that certain deed from grantors to grantees recorded in Deed Book 304 page 177 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD TO THE SAID GRANTEES for and during their joint lives and upon 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

HARRISON and CONWILL

(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 ours hands and seal, this 6th day of May, 1977.

WITNESS:

Vicki Scott

Betty B. Carter

William B. Surface (Seal)
William B. Surface

June C. Surface
June C. Surface

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June C. Surface, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 1977.

Corinne P. Pave
Notary Public

my commission expires 2-25-79

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 MAY 13 PM 2:19

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Fee 3.00
File 1.00
\$ 4.50



19770513000046100 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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