

This instrument was prepared by

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Form 1-1-7 Rev. 3-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 dollars (\$10.00) and other good and valuable consideration-

to the undersigned grantor, Deer Springs Associates, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kenneth Ray Smith and wife, Sylvia Ellison 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.

A parcel of land situated in Shelby County, Alabama, and recorded in Book 285, Page 132 in the Probate Office of Shelby County, Alabama.

A portion of the W $\frac{1}{2}$  of the SW $\frac{1}{2}$  of Section 16, T-20-S, R-2-W more particularly described as follows:

Begin at the S.W. corner of Section 16, T-20-S, R-2-W and run northerly along the west side of the said Section for 1381.42 ft. to the point of beginning (said point also being on the north right of way of Shelby County Hwy. 11), then turn an angle of 122 deg. 49 min. 58 sec. to the left and run southwesterly for 33.44 ft. to a point on the north R.O.W. of said Hwy., then turn an angle of 107 deg. 07 min. 26 sec. to the right and run northwesterly for 96.09 ft., then turn an angle of 14 deg. 47 min. 14 sec. to the right and run northerly for 1145.45 ft. to a pine knot at a fence corner, then turn an angle 94 deg. 58 min. 27 sec. to the right and run easterly for 77.72 ft. along a fence to a point on the west side of Section 16, T-20-S, R-2-W, then turn an angle of 85 deg. 56 min. 51 sec. to the right and run southerly for 1214.53 ft. along the west side of the said section back to the point of beginning.

The above described parcel contains 1.74 acres and is subject to the easements, rights of ways, and restrictions of record.

This is a deed of corrections to correct an error in distance in the deed recorded at Book 304 Page 676.



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Shelby Cnty Judge of Probate, AL  
08/15/1977 12:00:00AM 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. H. Dickey who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

Deer Springs Associates, Inc.

ATTEST:

By J. H. Dickey President

STATE OF  
COUNTY OF

JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that J. H. Dickey whose name as President of Deer Springs Associates, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 13<sup>th</sup> day of August 1977

Richard W. Bell  
Notary Public