

This instrument was prepared by



19780908000120410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1978 12:00:00AM FILED/CERT

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051 289

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED AND NO/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Homer S. Talton, an unmarried man, and Bobby Joe Talton and wife, June Gail Miles Talton
(herein referred to as grantors) do grant, bargain, sell and convey unto

Eugene E. Ingram and wife, Hattie M. Ingram

(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:

Commence at the Southwest corner of Section 34, Township 21 South, Range 1 East, being
a 1/2 inch steel pin set by Goolsby L. S. 4849, in March of 1967; thence N 0 deg. 55' W
(magnetic bearing) for a distance of 2342.98 feet to a point, being the southwest corner
of a parcel of land deeded to Bobby Joe Talton (1.25 acres) in 1970; thence proceed N
4 deg. 50' W (mb) for a distance of 340.7 feet to a point; thence turn an angle of 3 deg.
47' 55" to the right and proceed for a distance of 70.00 feet to a point being the point
of beginning of the parcel of land herein described, said point also being on the east right
of way line of County Highway 77 and being a point of beginning for a flared section of
right of way which was obtained by the county for the intersection of Co. Hwy. 77 and
Co. Hwy. 28; thence continue in the same direction along the east R.O.W. of Co. Hwy. 77
for a distance of 453.00 feet to a point; thence turn an angle of 88 deg. 56' 30" to the
right and proceed for a distance of 210.00 feet; thence turn an angle of 91 deg. 03' 30" to
the right and proceed for a distance of 523.0 feet to a point, being a point on the north
R.O.W. line of County Hwy. 28; thence turn an angle of 88 deg. 56' 30" to the right and
proceed for a distance of 140.00 feet along said north R.O.W. line of said Co. Hwy. 28 to
a point; thence turn an angle of 45 deg. 31' 45" to the right and proceed along a flared
section, obtained by the county for the intersection of Co. Hwy. 28 and Co. Hwy. 77 for a
distance of 98.08 feet to the point of beginning. Said parcel of land is lying in the SW 1/4
of the NW 1/4 of Section 34, Township 21 South, Range 1 East, and contains 2.46 acres,
according to survey of James L. Ray, Jr. dated August 28, 1978.

This deed is executed as a deed of correction to correct errors of property description
contained in former deeds from Homer S. Talton and wife, to David B. Poe and wife, Sally
Poe recorded in Deed Book 256 at page 512, Office of Judge of Probate of Shelby County,
Alabama, and in subsequent deed to Joel D. Smith and wife, Sallie Ann Smith recorded in

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 1st
day of September, 1978.

WITNESS:

(Seal) _____ (Seal) *Homer S. Talton*
(Seal) _____ (Seal) *Bobby Joe Talton*
(Seal) _____ (Seal) *June Gail Talton*

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that *Homer S. Talton, an unmarried man; Bobby Joe Talton & wife, June Gail Miles*
whose name is *Talton* 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 1st day of September, 1978.

Notary Public.

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Deed Book 261, page 809; in said Probate Office and in subsequent deed to the grantees herein recorded in Deed Book 268 at page 154, in said Probate Office, and also to convey additional property which has been in the possession of the grantees since they received their deed on June 4, 1971.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Joe Talton and wife, June Gail Miles Talton 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 1 day of September, 1978

Jayer M. Talton
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Ad. Tax \$.50
1978 SEP -8 PM 2:44

Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

Rec. 3.50
Ind 1.00
\$ 5.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.