

This instrument was prepared by

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 Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,


 19780912000122740 1/1 \$.00
 Shelby Cnty Judge of Probate, AL
 09/12/1978 12:00:00AM FILED/CERT

That in consideration of One Dollar and no/100-----DOLLARS

 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Charles W. Mobley and wife, Patricia D. Mobley

 (herein referred to as grantors) do grant, bargain, sell and convey unto
 Donald R. Lansford and Deborah C. Lansford

 (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 Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes East along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 382.72 feet to a point on the Westerly right-of-way line of a Shelby County Paved Road (Chancellor Ferry Road); thence proceed South 29 degrees 04 minutes East along the Westerly right-of-way line of said road for a distance of 2085.61 feet; thence turn an angle of 117 degrees 01 minutes to the right and proceed South 87 degrees 57 minutes East for a distance of 144.73 feet to a point on the Westerly boundary of an old field road and the point of beginning. From this beginning point continue South 87 degrees 57 minutes East for a distance of 250 feet; thence turn an angle of 90 degrees to the left and proceed South 2 degrees 03 minutes East for a distance of 200 feet; thence turn an angle of 90 degrees to the left and proceed North 87 degrees 57 minutes East for a distance of 99.72 feet to a point on the Westerly boundary of said field road; thence proceed North 53 degrees 35 minutes East along the Westerly boundary of said field road for a distance of 142.02 feet; thence proceed North 23 degrees 25 minutes East along the Westerly boundary of said field road for a distance of 53.49 feet; thence proceed North 5 degrees 11 minutes East along the Westerly boundary of said field road for a distance of 72.2 feet to the point of beginning. The above described land is located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 0.95 acres.

Grantors herein also convey a non-exclusive right to the grantees herein to use the old field road which runs along the Eastern and Southeastern boundary of the property herein above conveyed, for the purpose of ingress and egress.

This deed is given for the purpose of correcting the description in that certain deed recorded in Deed Book 312, Page 229, in the Probate Office of Shelby County, Alabama.

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 24th day of August, 1978.

WITNESS:

William Ray (Seal)
 I CERTIFY THIS DEED WAS FILED (Seal)
 Charles W. Mobley (Seal)

Rebbie Palmer (Seal)
 SEP 13 1978 (Seal)
 Patricia D. Mobley (Seal)

Patricia D. Mobley (Seal)
 JUDGE OF PROBATE
 Rec. 1.50
 Dub. 1.00
 2.50
 General Acknowledgment

 STATE OF ALABAMA
 SHELBY COUNTY

the undersigned authority

I, Charles W. Mobley and wife, Patricia D. Mobley, a Notary Public in and for said County, in said State, hereby certify that 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 24th day of August, A. D., 1978.