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Shelby Cnty Judge of Probate, AL
11/04/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

SOMERSET & SUDDERTH, P.A.

ATTORNEYS AT LAW

5385 1st AVE. NO.

B'HAM, ALA. 35212

185

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

CORRECTION DEED

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand Seven Hundred Fifty and no/100 DOLLARS

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

Robert C. Denton and wife Margaret S. Denton

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

Philip Lanier Beverly and wife Georgene F. Beverly

(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:

Part of the SW diagonal half of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, more particularly described as follows; Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North along the West line thereof, a distance of 250.0 feet; thence 90 deg. 43'30" right, in an Easterly direction, a distance of 519.88 feet; thence 118 deg. 57'06" left, in a North-westerly direction a distance of 124.83 feet to point of beginning; thence continue along last described course a distance of 260.0 feet; thence 90 deg. right, in a Northeasterly direction a distance of 139.74 feet; thence 77 deg. 03'43" right, in a Southeasterly direction a distance of 266.77 feet; thence 102 deg. 56'17" right in a Southwesterly direction a distance of 199.47 feet to point of beginning. Minerals and mining rights excepted.

Situated in Shelby County, Alabama.

This conveyance subject to a first mortgage in favor of Molton, Allen & Williams Incorporated, in the principal balance of \$60,250.00, which the purchaser herein executed simultaneously herewith.

This conveyance subject to transmission line permit to Alabama Power Company dated January 24, 1956, as recorded in Deed Book 179, Page 370 in the Probate Office of Shelby County, Alabama, and to ad valorem taxes for the year 1978, which are a lien but not due and payable until October 1, 1978, and to easements, rights of way and restrictions of record.

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 ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal S, this 26th day of October, 1978.

WITNESS:

State of

Jefferson

COUNTY

General Acknowledgement

I, John S. Somerset

hereby certify that Robert C. Denton and wife Margaret S. Denton

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 26th day of October, A.D. 1978.

Notary Public

BOOK 316 PAGE 53

RECORDED & INDEXED
NOV 1 1978
CLERK OF COURTS
SHELBY COUNTY, ALA.
3091