763

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

19791126000151860 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/26/1979 12:00:00AM FILED/CERT

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 ONE AND NO/100 ($1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles Allen Knowles and wife, Carolyn Knowles;
Lewis Raymond Knowles and wife, Linda Knowles
(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry C. Allen and wife, Hazel P. Allen

(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:

BOOK 323 PAGE 479

A parcel of land located in the SW¼ of the NE¼ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW¼ of the SE¼ of said Section 14; thence in an Easterly direction along the South line o f said ¼ ¼ Section a distance of 662.36 feet to the SE corner of the W½ of the SW¼ of the SE¼ of said Section 14; thence 92 deg. 47 min. 26 sec. left in a Northerly direction a distance of 3130.90 feet to a point on the SE right of way line of Shelby County Highway 12; thence 64 deg. 20 min. 22 sec. right in a Northeasterly direction a distance of 409.58 feet to the point of beginning, said point also being located on the SE right of way line of said Shelby County Highway 12; thence 3 deg. 18 min. 19 sec. right in a Northeasterly direction along said right of way line a distance of 210.0 feet; thence 81 deg. 56 min. 43 sec. right in a Southeasterly direction a distance of 180.0 feet; thence 44 deg. 13 min. 32 sec. right in a Southwesterly direction a distance of 33.5 feet; thence 53 deg.49 min. 45 sec. right in a Southwesterly direction a distance of 300.0 feet; thence 112 deg. 23 min. 13 sec. right in a Northerly direction a distance of 222.0 feet to the point of beginning. Said parcel contains 1.25 acres.

Also a 20 foot wide easement for ingress and egress which begins at the most Northerly corner of above described parcel and extends Southeasterly and parallel to the Northeast property line of above described property a distance of 87.7 feet.

This deed is executed for the purpose of correcting the erroneous descriptions contained inthose deeds recorded in Deed Book 264, page 49; in Deed Book 269, page 340; in Deed Book 270, page 224 in the Probate Records 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 31st day of October, 19 79.

Charles Allen Knowles (Seal)
(Charles Allen Knowles)

Carolyn Knowles (Seal)
(Carolyn Knowles)

Lewis Raymond Knowles (Seal)
(Lewis Raymond Knowles)

Linda Knowles (Seal)
(Linda Knowles)

(Seal) (Seal)

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
79 NOV 26 AM 9:02
Correction
JUDGE OF PROBATE

Rec. 2.50
Ind. 1.00
3.50

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Allen Knowles, Carolyn Knowles; Lewis Raymond Knowles & Linda Knowles whose name s 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 31st day of October A. D., 19 79.

Henry C. Allen
P.O. Box 234

Lance Brasell
Notary Public.

STATE OF ALABAMA