

872
This instrument prepared by:
Walter Cornelius
Attorney at Law
414 Woodward Building
Birmingham, Alabama 35203
Telephone - 322-7618

19800429000048410 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/29/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY)

That in consideration of One Dollar, Love and Affection, and other good and valuable consideration to the Grantor in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, I, Lillian Gulledge, a single woman, (herein referred to as grantor), do grant, bargain, sell and convey, subject to the hereinbelow stated reservation, unto my granddaughter, Wendy Michelle Gulledge, a minor, and unto her parents, John Reed Gulledge and wife, Agatha Gulledge, who are my son and daughter-in-law, respectively, (herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivors, or 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:

"From the North-East Corner of the South-East 1/4 of the North-East 1/4 of Section 33, Township 17 South, Range 1 East, go West along 1/4-1/4 Section Line, one-thousand four-hundred seventy-eight point seventy-four (1,478.74 ft.) feet for point of beginning. Thence, continue along same line seven-hundred twenty feet (720 ft.); thence, turn left 112° 21' six-hundred forty point four feet (640.4 ft.) to right-of-way of County Road. Thence, left along said right-of-way 113° 16', a chord distance of four-hundred twenty feet (420 ft.); thence, left, 50° 51', two-hundred forty feet (240 ft.); thence, right 91° 05', two-hundred nine feet (209 ft.); thence, left 91° 05', fifty-three feet (53 ft.) to point of beginning. Containing 5 acres more or less, and lying in the South-West 1/4 of the North-East 1/4 of Section 33, Township 17 S, Range 1 East."

The said Grantor herein expressly reserves a life estate in and to the above described property, together with all and singular of the improvements thereon, and the appurtenancies thereunto pertaining or in any way belonging.

The purpose of this deed is to correct that certain deed dated November 13, 1971, and recorded in Book 271 at Page 282, in the Probate Office of Shelby County, Alabama, wherein the reservation of a life estate in favor of the Grantor was inadvertently omitted, it being the intent of all parties to said deed at the time of the execution and delivery thereof that the said Lillian Gulledge, Grantor therein, be allowed to have the full possession, occupation and control of the dwelling house located upon said realty for as long as she shall live.

TO HAVE AND TO HOLD, subject to the above said life estate in favor of the

BOOK 326 PAGE 117

Grantor, unto the said Wendy Michelle Gulledge, the said John Reed Gulledge, and the said Agatha Gulledge as Joint Tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event two of the grantees herein survive the other, the entire interest in fee simple shall pass to the two surviving grantees; and in the event one grantee herein survives the other two grantees, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the two last surviving grantees shall take as tenants in common.

And I do for myself and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove expressed; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

The above and foregoing warranties do not pertain to any liens or encumbrances that may have been incurred upon the above described realty as the result of the actions or omissions of the Grantees, or either of them, since the date of the execution of the said original deed on November 13, 1971.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 23 day of April, 1980.

19800429000048410 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
04/29/1980 00:00:00 FILED/CERTIFIED

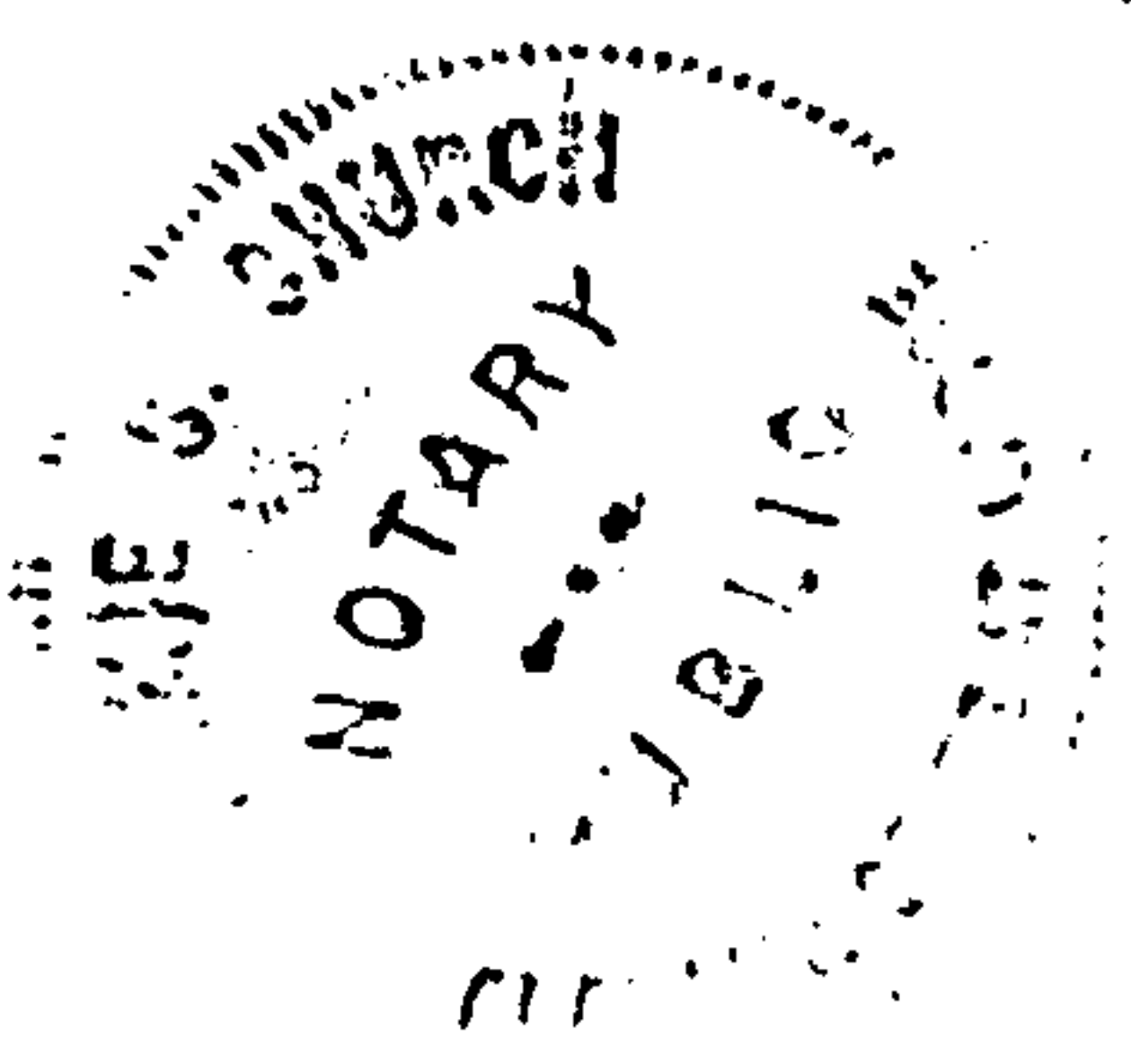
Michael Gooden
WITNESS

Lillian Gulledge (L.S)
LILLIAN GULLEDGE

Agatha Gulledge
WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 APR 29 AM 8:34
Carroll
STATE OF ALABAMA)
COUNTY OF SHELBY) Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Rec. 3.50
Ind. 1.00
4.50



I, J. S. Church, a Notary Public in and for said County, in said State, hereby certify that Lillian Gulledge, a single woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 1980.

J. S. Church
NOTARY PUBLIC

My Commission Expires: My Commission Expires September 27, 1983