

This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice
Attorneys at Law
(Address) Columbiana, Alabama 35051



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Iris D. Mooney, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ann Mooney Patton and James C. Patton

(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:

PARCEL NO. 3:

A parcel of land containing 3.2 acres, more or less, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 444.16 feet; thence turn left 64 deg. 07 min. 51 sec. a distance of 199.96 feet; thence turn left 90 deg. 00 min. 00 sec. a distance of 471.32 feet to the Westerly right-of-way of Shelby County Highway No. 331; thence turn left 93 deg. 16 min. 57 sec. along said right-of-way a distance of 294.01 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 25 deg. 23 min. 59 sec. along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 114.25 feet to the point of beginning.

This deed is executed for the purpose of correcting the description contained in that certain deed dated April 17, 1981, recorded in Deed Book 332, Page 397 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, I have hereunto set my hand(s) and seal(s), this 16th day of April, 1982.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1982 APR 16 PM 2:19

(Seal)

Iris D. Mooney

(Seal)

(Seal)

(Seal)

Thomas A. Shandlen, Jr.

JUDGE OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, Iris D. Mooney, a widow, a Notary Public in and for said County, in said State, hereby certify that she signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 16th day of April, 1982, 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 16th day of April, A. D. 1982.

Michele Harless