

JEFFERSON COUNTY

WHEREAS, on, to-wit, the 3rd day of August, 1967, by deed recorded in Book 250, Page 437, in the Office of the Judge of Probate of Shelby County, Willie Inez Rogers, a widow, conveyed to R. W. Watkins and wife, Frances Watkins, certain lands described therein, and;

WHEREAS, R. W. Watkins is deceased and said deed was a survivorship deed, and;

WHEREAS, it has come to the attention of said Willie Inez Rogers that there was an error in the real estate described in Item One (1) of said deed and she wishes to correct the same.

NOW THEREFORE, I, Willie Inez Rogers, a widow, do grant, bargain, sell and convey unto my daughter, Frances Watkins, as follows:

BOOK 353 PAGE 464
A Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20, Range 4 West, excepting therefrom the properties described in Items 2, 3, 4, 5, and 6 of said deed recorded in Book 250, at Page 436, and also excepting from that deed rather than that described in paragraph one (1), the exception in the deed from R. R. Pitts to A. J. Terrell, described as the graveyard, and further described as: Commencing at the Northwest corner of said property and running East 100 ft. to the point beginning; thence continue 288 ft East; thence 288 feet South; thence 147 feet West; thence 288 feet North to the point of beginning. This exception is in lieu of that described as Section one (1) of the deed from myself to my daughter and her husband.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 and seal, this 21 day of February, 1984.

Willie Inez Rogers
WILLIE INEZ ROGERS

2993 Watkins Dr.
South East
Bessemer, AL 35023

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify taht WILLIE INEZ ROGERS, a widow, 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 the 21 day of February, 1984.

Carqueline M. Seaver
NOTARY PUBLIC

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 FEB 23 PM 12:20
Corrected
J. Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Rec 3.00
Jud 1.00
4.00