

1372 743

SEND TAX NOTICE TO:

(Name) Elmer C. Edwards

(Address) _____

This instrument was prepared by

(Name) James O. Standridge

(Address) P. O. Box 562, Montevallo, Alabama 35115

CORRECTIVE DEED

Form 1-1-3 Rev. 5-63

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand DOLLARS

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

CALVIN BEARDEN and wife LORENE BEARDEN

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

ELMER C. EDWARDS and wife EDNA M. EDWARDS

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A tract of land situated in the SE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 12 East and more particularly described as follows: Begin at the southeast corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 12 East and proceed westerly along a line making an angle of 85 deg. 49 min. to the left from the east side of said quarter-quarter Section a distance of 697.0 feet to a point on the northeast right of way line of Highway 505; thence at an angle to the right of 32 deg. 22 min. and along said right of way line a distance of 644.0 feet to the beginning of a curve to the right of said right of way line; thence along a chord of said curve making an angle of 10 deg. 24 min. to the right of preceding course a distance of 159.68 feet to a point on said curved right of way line marked by a truck axle and the point of beginning of said tract; thence along a segment of this curve, subtended by a chord having a length of 209.9 feet and making an angle of 3 deg. 25 min. to the right of previous chord, a distance of 210.0 feet; thence at an angle to the right of 49 deg. 36 min. a distance of 420.0 feet; thence at an angle to the right of 130 deg. 24 min. a distance of 209.9 feet; thence at an angle to the right 49 deg. 36 min a distance of 420.0 feet to point of beginning.

A purchase money mortgage in the amount of \$ 30,000.00 was executed by Grantees simultaneously herewith.

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

1984 MAY 15 AM 11:17
Corrected

Recd 1.50
Jud 1.00
2.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 21st

day of April, 1984.

WITNESS:

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

1984 APR 26 PM 2:19

447-442

JUDGE OF PROBATE

Calvin Bearden (Seal)
Calvin Bearden
Lorene Bearden (Seal)
Lorene Bearden (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, hereby certify that Calvin Bearden and wife, Lorene Bearden whose name 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 have executed the same on the day the same bears date.

Given under my hand and official seal this 21st day of April, A.D. 1984

My Commission Expires 1986

Notary Public