

2154

(Name) Loy V. & Patricia A. Steele(Address) Lot 1, Denny's Trailer Park
Alabaster, Alabama 35007

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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 One thousand and no/100 ----- DOLLARS

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

Herman L. Gillen and wife, Lois E. Gillen

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

Loy V. Steele and wife, Patricia A. Steele

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantors herein for the purpose of identification.

This deed is executed for the purpose of correcting the erroneous description in that certain deed from grantors herein to grantees herein recorded in Real Book 43, page 479 in the Probate Records of Shelby County, Alabama.

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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 8thday of October, 19 85

WITNESS:

(Seal)_____
(Seal)_____
(Seal)Herman L. Gillen
Herman L. Gillen (Seal)Lois E. Gillen
Lois E. Gillen (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State.

hereby certify that Herman L. Gillen and wife, Lois E. Gillenwhose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before meon 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 8th

day of

OctoberA. D., 19 85Peggy J. Letson

Notary Public.

Commence at the N.E. corner of the S.E. 1/4-N.W. 1/4, Section 14, T.S. 21S, R2W. Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter a distance of 186.72' to a point, Thence turn an angle of 46°-15' to the right and run 143.66' to a point, Thence turn an angle of 79°-18' to the right and run 215.76' to a point on the West line of a graveled public road, Thence turn an angle of 115°-01' to the left and run Southwesterly a distance of 404.83' to the point of beginning of the property being described, Thence continue along last described course a distance of 89.83' to a point, Thence turn an angle of 107°-42' to the right and run Northwesterly a distance of 300.0' to a point, Thence turn an angle of 64°-54'-50" to the right and run 63.88' to a point, Thence turn an angle of 109°-53'-10" to the right and run a distance of 301.15' to the point of beginning, containing 0.50 acre (1/2 an acre) and marked on each corner with a steel pin.

SIGNED FOR IDENTIFICATION:

Herman L. Gillen

Herman L. Gillen

Lois E. Gillen

Lois E. Gillen

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BOOK

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

1985 OCT -8 PM 12:36

Thomas A. J. J. J.
JUDGE OF PROBATE

Rec 5.00
Exp 1.00
6.00