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SEND TAX NOTICE TO:

(Name)

(Address)

Kermit D. Todd, Jr.
P.O. Box 340
Calera, AL 35040

This instrument was prepared by

(Name) Lee Bains(Address) 1813 3rd Avenue, Bessemer, AL 35020

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,

DOLLARS

That in consideration of To clear title.

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

Dorlesta Rene Avery, a single woman and Sophia Ruth Avery, a single woman(herein referred to as grantors) do grant, bargain, sell and convey unto Kermit D. Todd, Jr. and wife Alice Faye Todd

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

Shelby

County, Alabama to-wit:

Parcels 3, 6, 15, 16, 17, 18, 19 and 21 as shown on attachment to this deed and made a part hereof by reference.

This is a deed of correction to the deed recorded in the Probate Office of Shelby County, Alabama in Book 131, Page 107, dated March 19, 1987. That deed referred to the parcels by a map that did not correctly designate the parcels and was in error and this deed does correctly designate the parcels and correctly describes the metes and bounds of the property intended to be conveyed. That deed was made by Pamela Todd Avery, who since the execution of said deed died and her will was probated in the Probate Court of Jefferson County, Alabama in Case Number 123169 and by the terms of said will probated May 12, 1987 all of her property was willed, devised and bequeathed to Dorlesta Rene Avery and Sophia Ruth Avery. That deed and this deed is a partition of the real estate that Kermit D. Todd, Jr. and Pamela Todd Avery inherited by the will of their father Kermit Todd, whose estate was administered in the Probate Court of Jefferson County, Alabama, Bessemer Division in Case Number 24332.

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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), thisday of August, 1987

WITNESS:

(Seal)

(Seal)

(Seal)

Dorlesta Rene Avery (Seal)
 DORLESTA RENE AVERY, a single woman

Sophia Ruth Avery (Seal)
 SOPHIA RUTH AVERY, a single woman

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorlesta Rene Avery and Sophia Ruth Avery whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

AugustA. D., 19 87

Lee Bains

PARCEL 3

Commence at the N.E. corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 362.94 feet; thence turn 90 degrees 10 minutes 40 seconds right and run westerly 699.47 feet for a point of beginning; thence continue along last described course 100 feet thence turn 90 degrees left and run southerly 300 feet; thence turn 90 degrees left and run easterly 100.0 feet; thence turn 90 degrees left and run northerly 300.0 feet to the point of beginning.

PARCEL 6

Commence at the N.E. corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 362.94 feet; thence 90 degrees 10 minutes 40 seconds right and run westerly 399.47 feet for a point of beginning; thence continue along last described course 100.0 feet; thence turn 90 degrees left and run southerly 300 feet; thence turn 90 degrees left and run easterly 100.0 feet; thence turn 90 degrees left and run northerly 300.0 feet to the point of beginning.

PARCEL 15

Commence at the N.E. corner of the S.W. $\frac{1}{4}$ of the N. W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 391.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.89 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.89 feet to the point of beginning, said property containing 0.75 acres, more or less.

Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd, Jr.'s Tract herein designated as Tract 21; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 16

Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 489.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.88 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.89 feet to the point of beginning, said property containing 0.75 acres, more or less.

Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 17

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 587.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.88 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.88 feet to the point of beginning, said property containing 0.75 acres, more or less.

Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 18

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West, thence run westerly along the north line thereof a distance of 685.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 34 seconds and run southerly a distance of 332.87 feet; thence turn left 89 degrees 53 minutes 17 seconds and run easterly a distance of 98.0 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.88 feet to the point of beginning, said property containing 0.75 acres, more or less.

Also a 30 foot easement for ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 19

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 783.63 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 100.80 feet; thence turn left a measured angle of 89 degree 54 minutes 51 seconds (Map 90 degrees 08' 30") and run southerly a measured distance of 162.92 feet (Map 163.02 feet); thence turn left 0 degrees 23 minutes and continue southerly a distance of 169.96 feet; thence turn left 89 degrees 42 minutes and run easterly a distance of 100.80 feet; thence turn left 90 degrees 06 minutes 43 seconds and run northerly a distance of 332.87 feet to the point of beginning, said property containing 0.77 acres, more or less.

Also a 30 foot easement for ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

PARCEL 21

Commence at the Northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run westerly along the north line thereof a distance of 884.43 feet; thence turn left a measured angle of 89 degrees 54 minutes 51 seconds (Map 90 degrees 08' 30") and run southerly a measured distance of 162.92 feet; (Map 163.02 feet), to the point of beginning of the property described herein; thence turn left 0 degrees 23 minutes and continue southerly a distance of 169.96 feet; thence turn right 90 degrees 18 minutes and run westerly a distance of 175.89 feet to the easterly right-of-way line of a public road, said right-of-way being on a curve to the left having a radius of 7919.38 feet; thence turn right 70 degrees 22 minutes 51 seconds to the chord of said curve and run northwesterly along said chord a distance of 180.78 feet; thence from said chord, turn right 109 degrees 34 minutes 36 seconds and run easterly a measured distance of 235.52 feet (Map 236.00 feet); to the point of beginning, said property containing 0.80 acres, more or less.

Also a 30 foot easement for Ingress and Egress, being more particularly described as follows: Commence at the northeast corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 10, Township 22, South, Range 2 West; thence run southerly along the east line thereof a distance of 332.91 feet to the point of beginning of the easement described herein; thence continue along the last described course a distance of 30.0 feet; thence turn right 90 degrees 10 minutes 30 seconds and run westerly to the easterly right-of-way line of a public road; thence turn right and run northwesterly along said right-of-way line to the southwest corner of Reverend Kermit Todd, Jr.'s Tract of land; thence turn right and run easterly a distance of 1060.69 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT

1987 AUG 12 AM 9:53

Thomas C. Henderson Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>10.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>11.00</u>