

0039-N

This instrument was prepared by 1944 This Form furnished by:

(Name) BESS M. SHIELDS 1438 Cahaba Title, Inc.

(Address) 1560 MONTGOMERY HIGHWAY, SO. Highway 31 South at Valleydale Road  
BIRMINGHAM, ALABAMA 35226 P. O. Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
Safeco Title Insurance Co  
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

1573

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS & OTHER CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We,  
PATRICIA PRESCOTT JOHNSON

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES L. CLAYTON, AND WIFE  
ELIZABETH G. CLAYTON, AND JIM GAMBLE

(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:

Part of Lot 20 and 21, Block A Nickerson's Addition to Alabaster, as re-  
corded in Map Book 349, Page 966, 967, and 968, Shelby County Courthouse,  
Shelby County, Alabama, Office of the Probate.

NOTE: Patricia Prescott Johnson is a married woman and this deed does not constitute  
any part of her homestead.

NOTE: This deed is being refied to correct the legal description. See Attached for  
new legal description.

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 17th  
day of September, 1986

WITNESS:  
1. Deed Tax \$ 85.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 88.50

STATE OF ALABAMA }  
SHELBY COUNTY }  
I, Bess Moore Shields  
hereby certify that Patricia Prescott Johnson

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day of September, 1986, being informed of the contents of the conveyance has executed the same voluntarily  
on the day the same bears date.  
Given under my hand and official seal this 17th day of September, 1986

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 JUL 28 AM 7:57  
Re-Recorded  
General Acknowledgment  
JUDGE OF PROBATE

600 West Court St.

Bess Moore Shields

Rec'd 2.50  
Ind 1.00  
3.50

BOOK 172 PAGE 328

BOOK 142 PAGE 533  
BOOK 091 PAGE 654

CORRECT LEGAL DESCRIPTION:

Part of Lot 20 and 21, Block A Mickerson's Addition to Alabaster, as recorded in Map Book 3, pages 61 and 69 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, Township 21 South, Range 3 West; thence run West along the South line of said  $\frac{1}{4}$  section for 421.56 feet; thence to the right with a deflection angle of 15 degrees, 51' and run Northwesterly for 62.80 feet to the point of beginning; thence to the left with a deflection angle of 15 degrees, 37' and run West along the North right of way line of an unopened, unnamed street for 290.00 feet; thence to the right with an interior angle of 91 degrees, 41' and run Northerly for 300.00 feet to a point on the South line of an unopened, unnamed street; thence to the right with an interior angle of 88 degrees, 19' and run East along said right of way line for 30.84 feet to a point on the Southwesterly right of way line of U. S. Highway No. 31; thence to the right with an interior angle of 136 degrees, 34'36" and run Southeasterly along said right of way line of U. S. Highway No. 31 for 367.34 feet; thence to the right with an interior angle of 135 degrees 06'24" and run South for 47.45 feet to the point of beginning.

BOOK 172 PAGE 329

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 FEB 23 AM 10:23

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	<u>Corrected</u>
2. Mtg. Tax	<u>        </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>