

SEND TAX NOTICE TO:

(Name) William H. Parker

(Address) 768 Westover Road
Harpersville, Al. 35078

This instrument was prepared by

(Name) Mayo C. Crain

(Address) 4227 Milhaven Drive, Birmingham, Al. 35243

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 Five hundred and no/100 Dollars (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William H. Parker, an unmarried man

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

William H. Parker and Lilly C. Epperson

(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 part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19, Range 1 East, more particularly described as follows: Beginning on the South line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section, Township and Range, at a point 825 feet Easterly of the SW corner of said forty; thence run Northerly, parallel with the North and South center line of said Section to a point 350 feet south of U. S. Highway 280 and corner; thence turn 90 degrees to the right and run 200 feet to the Westerly boundary line of said roadway and corner; thence Northerly along said roadway line, parallel with said center Section line 350 feet to the Southerly boundary line of the right of way of said Highway No. 280 and corner; thence Easterly along said Highway right of way line 130 feet to the West boundary line of land belonging to or formerly belonging to B. George and corner; thence Southerly parallel with said center section line to the South forty line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and corner; thence Westerly along said South forty line to the point of beginning.

Subject to existing rights of way for public road and utility lines; subject to any former conveyance or reservations of minerals and mining privileges.

"THIS DEED IS MADE TO CORRECT THAT CERTAIN DEED RECORDED IN BOOK 180, PAGE 650, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN WHICH THE LEGAL DESCRIPTION WAS ERRORNEOUSLY TYPED."

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, I have hereunto set my hand(s) and seal(s), this

day of August, 19 88

WITNESS:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 10 AM 11:37

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Parker, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

August

A.D., 19 88

Sharon E. Barefield
Notary Public.