

671



American Title Insurance Company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

Corrected Deed

Book 108 Page 79

This instrument was prepared by

(Name).....

(Address).....

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One thousand five hundred dollars and no/100----- DOLLARS

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

Doris V. Cather

(herein referred to as grantors) do grant, bargain, sell and convey unto Leisa D. McGaha

(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:

Lot No. 2 being the NE 1/3 of Island at Spring Creek, more particularly described as follows: Begin at SW corner of Section 1, Township 24 North, Range 15 East, thence along road N 75° 45' E 391.7 feet to a point; thence N 30° 15' E 198.3 feet to a point; thence N 59° 15' E 197.5 feet to a point; thence N 38° 06' E 290.7 feet to a point; thence N 42° 34' E 25 feet to a point; thence N 88° 58' E 186 feet to a point; thence 88° 33' E 200.4 feet to a point; thence 76° 54' E 100 feet to point; thence N 83° 58' E feet to a point; thence N 83° 29' E a distance of 100 feet to a point; thence continue eastwardly with a deflection angle of 11° 26' to the left a distance of 50 feet to a point which is the point of beginning; thence southwardly with a interior angle of 68° 59' a distance of 158.5 feet to a point thence eastwardly with an interior angle of 92° 14' a distance of 71.6 feet to a point; thence northwardly with an interior angle of 115° 11' a distance of 80.4 feet to a point; thence northwestwardly with an interior angle of 123° 28' a distance of 69.9 feet to a point; thence westwardly with an interior angle of 140° 08' a distance of 79.4 feet to the point of beginning and containing .31 acres.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

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, have hereunto set hand(s) and seal(s), this 10 day of Feb, 1989.

WITNESS:

Jerry E McGaha (Seal)

Doris V. Cather (Seal)

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Corrected
89 FEB 10 PM 12:12

Rec. 250
100
350

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

JUDGE OF PROBATE

I, *Willetta Jo Bevil*, a Notary Public in and for said County, in said State, hereby certify that *Doris V. Cather* 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of Feb, A. D., 1989.

My Commission Expires Mar. 9, 1990 125-77# ST. S. Willetta Jo Bevil