

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) Wesley G and Shelia Middleton
(Address) 54 Lamplight Cr.
P O Box 303
Harpersville, AL 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of One Dollar and other good and valuable consideration **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Redick W. Brown and wife, Ora H. Brown

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

Wesley G. Middleton and Shelia Middleton, his wife

(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 parcel of land situated in the SE 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:
Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 2 East; thence run East along the South line of said 1/4-1/4 for 321.53 feet; thence 89 deg. 20 min. 36 sec. left and run 147.26 feet to the point of beginning; thence continue along the last described course for 333.24 feet; thence 90 deg. 01 min. 37 sec. right and run 641.39 feet to the westerly right of way line of Alabama State Highway #25; thence turn 85 deg. 42 min. 50 sec. right and run along said right of way 333.86 feet; thence turn 94 deg. 15 min. 34 right and run 666.19 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT to easements, rights of ways and restrictions of record.

This deed is being recorded to correct the legal description contained in that certain deed recorded by Instrument Number 1994-13610 as filed in the Probate Office of Shelby County, Alabama.

Inst # 1994-25105

08/11/1994-25105
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL MCD 10.50

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 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 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 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 9th
day of August, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Redick W. Brown (Seal)
Ora H. Brown (Seal)

STATE OF ALABAMA
Shelby **County** } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Redick W. Brown and wife, Ora H. Brown, whose names 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 9th day of August, A.D., 1994.

My Commission Expires:

F.N.B.C.

William R. Justice
Notary Public

Inst # 1994-25105