

Value of interest conveyed \$1000.00
for curative purposes only.

SEND TAX NOTICE TO:

Bobby and Linda Etress

26045 Highway 145

Wilsonville, Alabama 35186

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1998-09636

03/19/1998-09636
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
002 SH

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 (\$1.00) DOLLAR and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Imogene W. Moore**, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto **Bobby Etress** and wife, **Linda Moore Etress** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Schedule "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Schedule "A" is signed by grantor herein for the purpose of identification.

This deed is executed for curative purposes to correct the error in the description of that certain deed dated April 24, 1990, recorded in Book 288 Page 708 in the Probate Records of Shelby County, Alabama.

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, or each of us, have hereunto set my or our hands and seals, this 12th day of February, 1998.

Imogene W. Moore (SEAL)
Imogene W. Moore

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Imogene W. Moore, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 1998.

Janice Grasher (SEAL)
Notary Public

SCHEDULE "A"
Legal Description of Real Estate

Commence at the Southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 174.32 feet to the West right-of-way line of Alabama Highway No. 145 and the point of beginning; thence turn an angle of 73 deg. 58 min. 15 sec. to the left and run along said Highway right-of-way a distance of 5.00 feet; thence turn an angle of 71 deg. 21 min. 35 sec. to the right and run along a painted line a distance of 998.02 feet to the pool line of Lay Reservoir; thence turn an angle of 108 deg. 14 min. 15 sec. to the right and run along said pool line a distance of 90.59 feet; thence turn an angle of 25 deg. 10 min. 34 sec. to the right and run along said pool line a distance of 59.81 feet; thence turn an angle of 79 deg. 12 min. 50 sec. to the left and run along said pool line a distance of 11.00 feet to the centerline of a boat launch; thence turn an angle of 86 deg. 17 min. 43 sec. to the right and run along the center line of a gravel road a distance of 30.25 feet; thence turn an angle of 21 deg. 20 min. 45 sec. to the right and continue along the centerline of said gravel road a distance of 100.00 feet; thence turn an angle of 2 deg. 30 min. 00 sec. to the right and continue along the centerline of said gravel road a distance of 138.00 feet; thence turn an angle of 2 deg. 30 min. 00 sec. to the left and continue along the center line of said gravel road a distance of 159.00 feet; thence turn an angle of 5 deg. 30 min. 00 sec. to the left and continue along the center line of said gravel road a distance of 150.00 feet; thence turn an angle of 14 deg. 20 min. 38 sec. to the right and continue along the center line of said gravel road a distance of 61.56 feet; thence turn an angle of 6 deg. 01 min. 47 sec. to the right and continue along the center line of said gravel road a distance of 57.07 feet; thence turn an angle of 24 deg. 11 min. 32 sec. to the right and continue along the center line of said gravel road a distance of 374.86 feet to the West right-of-way line of Alabama Highway No. 145; thence turn an angle of 87 deg. 44 min. 01 sec. to the right to the chord of said right-of-way curve, and run along said right-of-way a chord distance of 222.22 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 6.03 acres.

SIGNED FOR IDENTIFICATION:

Imogene W. Moore
Imogene W. Moore

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002 SMA 12.00

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