

THIS INSTRUMENT PREPARED BY:
S. KENT STEWART
STEWART AND ASSOCIATES
2700 HIGHWAY 280 SOUTH/2ND FLOOR
BIRMINGHAM, ALABAMA 35223

1817

"CORRECTIVE" STATUTORY

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOWN ALL MEN BY THESE PRESENTS, That in consideration of (\$ 66,800.00) SIXTY SIX THOUSAND EIGHT HUNDRED AND NO/100---- to the undersigned grantor(s), FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH CAROLINA , a corporation in hand paid by JAMES RUSSELL EPPERSON AND WIFE, MAVIS A. EPPERSON (hereinafter referred to as grantee(s) the receipt whereof is hereby acknowledged, the said grantor(s) do hereby grant, bargain, sell and convey unto the said grantee(s), for and during their joint lives as joint tenants 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This deed is a corrective deed, in that it takes the place of that certain deed recorded in Real 219 Page 864 in probate office of Shelby County, Alabama, in which a certified copy of the deed was recorded.

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TO HAVE AND TO HOLD, to said GRANTEE(S), for and during their joint lives as joint tenants 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 said FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF S.C. does for itself, its successors and/or assigns, covenant with said GRANTEE(S), their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances (except as above noted), that it has a good right to sell and convey the same aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF S.C. by its Vice President Emily P. Bridges and who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of May, 1989.

BY: Emily P. Bridges
Vice Pres.

ATTEST:
Anna C. Colyer
SECRETARY (Assistant)

STATE OF ~~ALABAMA~~ SOUTH CAROLINA
CORPORATE ACKNOWLEDGMENT
COUNTY OF GREENWIDE)

I, the undersigned, a Notary Public in and for said State and said County, hereby certify that Emily P. Bridges, whose name as Vice President of First Federal Savings & Loan Assoc. of South Carolina, a corporation is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily for and as an act of the corporation.

Given under my hand and official seal on this 23rd day of May, 1989.

MY COMMISSION EXPIRES 1-29-1997

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

STEWART TITLE

LEGAL DESCRIPTION:

Begin at the S.W. corner of the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West, and run Northerly along the West side of the said quarter-quarter for 195.00 feet to the point of beginning. Then continue along the last described course for 612.62 feet, then turn an angle of 88 degrees 45 minutes 09 seconds to the right and run Easterly for 262.90 feet, then turn an angle of 92 degrees 44 minutes 02 seconds to the right and run Southerly for 247.54 feet, then turn an angle of 23 degrees 56 minutes 11 seconds to the left and run Southeasterly for 57.87 feet, then turn an angle of 87 degrees 10 minutes 38 seconds to the right and run Westerly for 91.69 feet, then turn an angle of 65 degrees 10 minutes 38 seconds to the left and run Southerly for 82.69 feet, then turn an angle of 75 degrees 25 minutes 13 seconds to the left and run Southeasterly along the Northeast side of the property herein described and along the Southwest side of a 20-foot wide easement for access and egress included with the herein described property for 128.68 feet, then turn an angle of 48 degrees 54 minutes 52 seconds to the right and run Southeasterly along the Northeast property line and the Southwest side of the said 20-foot wide easement for 100.13 feet, then turn an angle of 17 degrees 17 minutes 20 seconds to the left and run 206.36 feet, then turn an angle of 11 degrees 08 minutes 41 seconds to the left and run Southeasterly for 166.29 feet to a point on the Northwest right-of-way of Shelby County Road No. 11, then turn an angle to the right and run Southwesterly through a central angle of 9 degrees 58 minutes 04 seconds for 277.81 feet (radius of 1596.86 feet) along the said right-of-way (angle to the 277.46 feet chord of 84 degrees 15 minutes 01 seconds right), then turn an angle from the 277.46 feet, chord of 83 degrees 58 minutes 06 seconds to the right and run Northwesterly for 403.75 feet, to a point on the South side of the SE 1/4 of the NE 1/4 of Section 2, then turn an angle of 61 degrees 03 minutes 43 seconds to the right and run Northerly for 195.00 feet, then turn an angle of 88 degrees 10 minutes 54 seconds to the left and run Westerly for 135.00 feet back to the point of beginning.

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Situated in Shelby County, Alabama.

1. Deed Tax **NO TAX COLLECTED**
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 8.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 MAY 25 PM 3:43
Thomas W. Hamilton, Jr.
JUDGE OF PROBATE