

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

C O R R E C T E D

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND & NO/100---- (\$97,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leonard R. Thorson and wife, Darlene Thorson (herein referred to as grantors), do grant, bargain, sell and convey unto Timothy O. Sims and wife, Lisa H. Sims (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:

See Legal Description Attached as Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$77,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1040 Fox Valley Farm Road Maylene, Alabama 35114

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION. 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 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 stated 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, we have hereunto set our hands and seals, this 22nd day of September, 1995.

*Leonard R. Thorson*  
Leonard R. Thorson

*Darlene Thorson*  
Darlene Thorson

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Leonard R. Thorson and wife, Darlene Thorson 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 22nd day of September A.D., 1995

Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

1995-26909  
09/25/1995-26909  
03:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 30.50

Inst # 1995-30101  
10/20/1995-30101  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00 (SEAL)

Inst # 1995-26909

EXHIBIT "A"

A parcel of land lying in Section 32, Township 20 South, Range 3 West and being more particularly described as follows:

PROPERTY DESCRIPTION

Commence at the NW Corner of the SE 1/4 - SE 1/4 of Section 32, Township 20 South, Range 3 West; thence East along the north line of said 1/4- 1/4 section a distance of 315.62' to the POINT OF BEGINNING; thence continue along last described course a distance of 325.62 (325.72' MEAS); thence right 88deg-13' (88deg-13'-12" MEAS) and run southerly 577.7' (578.94' MEAS); thence right 81deg-22' (81deg-14'-44" MEAS) and run southwesterly 154.75' (154.66' MEAS); thence right 93deg-44'-19" and run northwesterly 286.09'; thence left 84deg- 50'-42" and run westerly 148.29'; thence right 90deg-01'-01" and run northerly 327.31' the Point of Beginning. Containing ~~XXXX~~ acres more or less. Mineral and mining rights excepted.

3.45

LR DT

Inst # 1995-30101

10/20/1995-30101  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD : 12.00

Inst # 1995-26909

09/25/1995-26909  
03:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 30.50