

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
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 ONE HUNDRED FORTY SIX THOUSAND & NO/100---- (\$146,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Donald Huff, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Robert L. McKay and wife, Jewel M. McKay (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 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.

\$102,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION AS ATTACHED IN EXHIBIT "A"

GRANTEES' ADDRESS: 2224 BANE BERRY DR. BIRMINGHAM, AL. 35244

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, I have hereunto set my hand and seal, this 8th day of December, 1994.

*James Donald Huff* (SEAL)  
James Donald Huff

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

12/15/1994-36695  
01:14 PM CERTIFIED  
General SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 55.00

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that James Donald Huff, a single individual 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December A.D., 1994

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public  
Inst # 1998-04098

02/06/1998-04098  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 12.00

Inst # 1998-04098

Inst # 1994-36695

EXHIBIT "A"

NE QUARTER

A parcel of land located in the ~~NE~~ ~~NE~~ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: A portion of Tract 7, of the Jessica Ingram Survey, as recorded in Map Book 3 page 54, in the Office of the Probate Judge of Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said Lot 7 and run in an Easterly direction along the North line of said Lot 7 a distance of 557.40 feet to a point; thence turn a left interior angle of 92 deg. 54 min. 42 sec. and run parallel to the West line of said Lot 7 a distance of 135.27 feet to a point; thence turn a left interior angle of 87 deg. 04 min. 26 sec. and run parallel to the South line of said Lot 7 a distance of 557.41 feet to a point on the West line of said Lot 7; thence turn a left interior angle of 92 deg. 55 min. 34 sec. and run along the West line of said Lot 7 a distance of 135.13 feet to the point of beginning, making a closing left interior angle of the first described course of 87 deg. 05 min. 18 sec.

Also, a parcel of land 30 feet wide to be used as an access easement, described as follows: Commence at the Southwest corner of said Lot 7, and run in a Northerly direction along the West line of said Lot 7 a distance of 30.04 feet to the Southwest corner of the above described parcel of land; thence turn a left interior angle of 87 deg. 04 min. 26 sec. and run along the South line of the above described parcel of land a distance of 557.41 feet to the Southeast corner of said described parcel; thence turn a left interior angle of 92 deg. 55 min. 34 sec. and run a distance of 30.04 feet to a point on the South line of said Lot 7; thence turn a left interior angle of 87 deg. 04 min. 26 sec. and run along the South line of said Lot 7 a distance of 557.41 feet to the point of beginning of the herein described 30 foot wide access easement making a closing left interior angle of 92 deg. 55 min. 34 sec.; being situated in Shelby County, Alabama.

*PH*

All being situated in Shelby County, Alabama.

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