

THIS INSTRUMENT PREPARED BY:
Braxton Wagon, Esq.
TUCKER & WAGON
701 37th Street South Suite 1
Birmingham, Alabama 35222

SEND TAX NOTICE TO:
Estate of Jimmie L. Thomas,
c/o JoEllen Mudd, Administrator
P.O. Box 235
Vincent, AL 35178-0235

SECOND CORRECTED WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by grantee herein, the receipt of which is acknowledged, I, JOYCE SEWELL, an unmarried woman (hereinafter Grantor), grant, bargain, sell and convey unto JIMMIE L. THOMAS, an unmarried man (hereinafter Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 51, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements, and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. in the Applegate Townhouse Association, Inc. by deed recorded in the Probate Office of Shelby County, Alabama, in Real 064, Page 201, and as were fully defined in the Declaration of Covenants, Conditions, and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634; being situated in Shelby County, Alabama.

\$44,530 of the original purchase price of \$45,500 was paid from a purchase money mortgage in favor of BancBoston Mortgage Corporation and filed simultaneously with the original deed, described hereinafter.

Subject to easements, restrictions and rights of way of record.

This deed is executed and recorded to correct that certain deed recorded in Instrument #1994-02358 and that certain corrected deed recorded in Instrument 1999-27310 in the Probate Office of Shelby County, Alabama, which contained an erroneous legal description for the real property located at 1525 Applegate Lane, Alabaster, AL 35007.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

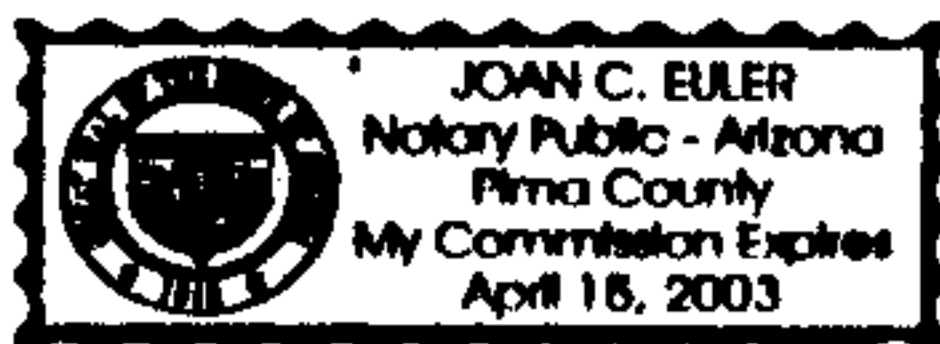
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of July, 1999.

Joyce Sewell
JOYCE SEWELL

STATE OF ARIZONA)
Pima COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOYCE SEWELL, 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 16th day of July, 1999.



Joan C. Euler
Notary Public
My Commission expires: April 15, 2003

07/20/1999-30388
02:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.50

1999-30388