

20100823000269480 1/2 \$20.50
Shelby Cnty Judge of Probate, AL
08/23/2010 12:06:45 PM FILED/CERT

SEND TAX NOTICE TO:
Joel W. Pate
2030 Narrows Point Cove
Birmingham, AL 35242

This instrument prepared by:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203


20101019000348890 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/19/2010 12:43:51 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy-Nine Thousand and no/100 Dollars (\$179,000.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Ronald Glenn Bond, Jr. and wife, Audrey P. Bond**, (herein referred to as "Grantors") do grant, bargain, sell and convey unto **Joel W. Pate** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Final Plat of Narrows Point-Phase 4, as recorded in Map Book 31, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

See attached Exhibit "A" for complete legal.
Subject to:

1. 2010 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$173,825.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This deed is given to correct the legal description of that certain deed recorded in Instrument # 20100823000269480 in the Office of the Judge of Probate of Shelby County, Alabama.



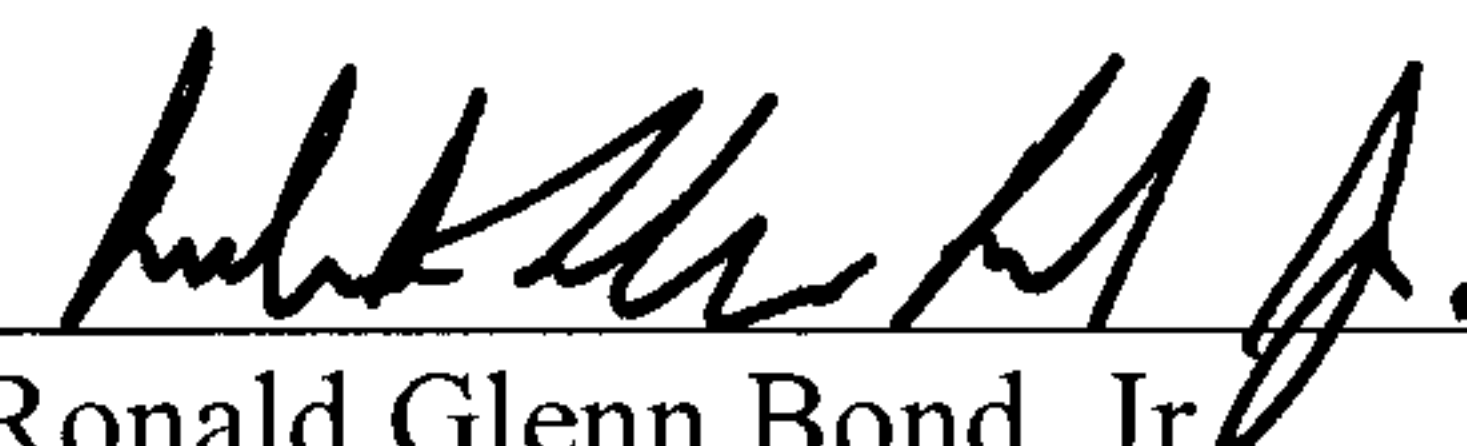
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TO HAVE AND TO HOLD TO THE SAID GRANTEE, his heirs and assigns forever.

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


IN WITNESS WHEREOF, we have hereunto set our hands and seals

this the 13th day of August, 2010.



Ronald Glenn Bond, Jr

State of Alabama
Deed Tax : \$5.50

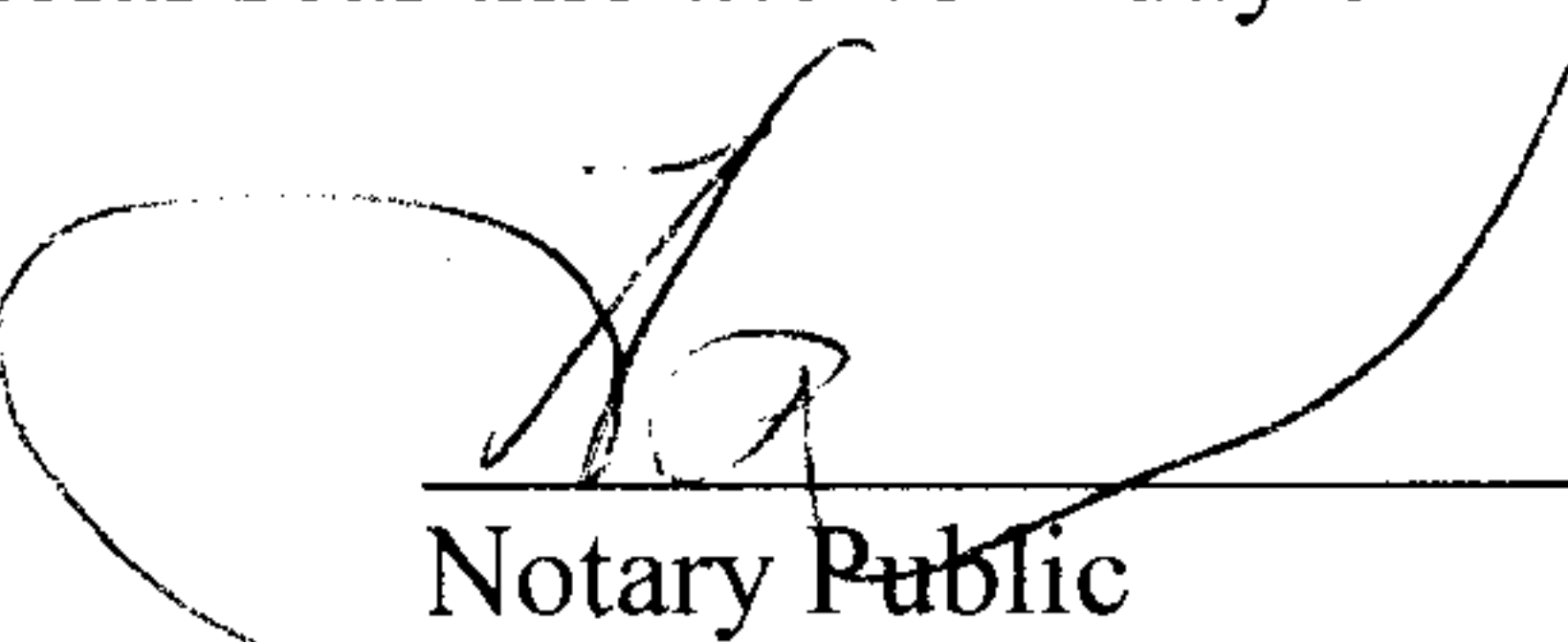


Audrey P. Bond

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald Glenn Bond, Jr. and wife, Audrey P. Bond, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of August, 2010.



Notary Public
My Commission Expires: 8/21/11



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EXHIBIT 'A'

Lot 32, according to the Final Plat of Narrows Point-Phase 4, as recorded in Map Book 31, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Instrument # 2000-9755 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



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