

This warranty deed is being re-recorded to correct the page # in the legal description to Page 96.

Send tax notice to:

JAMES D. HEADLEY
1913 GALLANT FOX DRIVE
HELENA, AL, 35080


This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013161

CORRECTED

WARRANTY DEED


20130506000185930 1/3 \$20.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:02:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:


That in consideration of One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00) in hand paid to the undersigned, ASHLEY ABRAMS GEMMILL, A SINGLE INDIVIDUAL, (hereinafter referred to as "Grantors") by JAMES D. HEADLEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 72, ACCORDING TO THE SURVEY OF DEARING DOWNS, NINTH ADDITION, PHASE IV, AS RECORDED IN MAP BOOK 15, ~~PAGE 86~~ ^{***} IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. ^{****Page 96}

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. ROADS, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORD, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED IN LANDS.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER THE SUBJECT PROPERTY.
4. BUILDING SET BACK LINE OF 15 FEET RESERVED FROM GALLANT FOX DRIVE, AS SHOWN PER PLAT.
5. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN DEED BOOK 382, PAGE 851, IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 15, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. TRANSMISSION LINE PERMIT(S) GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 109, PAGE 577, IN PROBATE OFFICE.
8. SEWER EASEMENT TO J. HARRIS DEVELOPMENT CORP. RECORDED IN DEED BOOK 299 PAGE 358, IN PROBATE OFFICE.

\$130,591.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


20130708000276430 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:51 PM FILED/CERT


Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$2.50

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12th day of April, 2013.



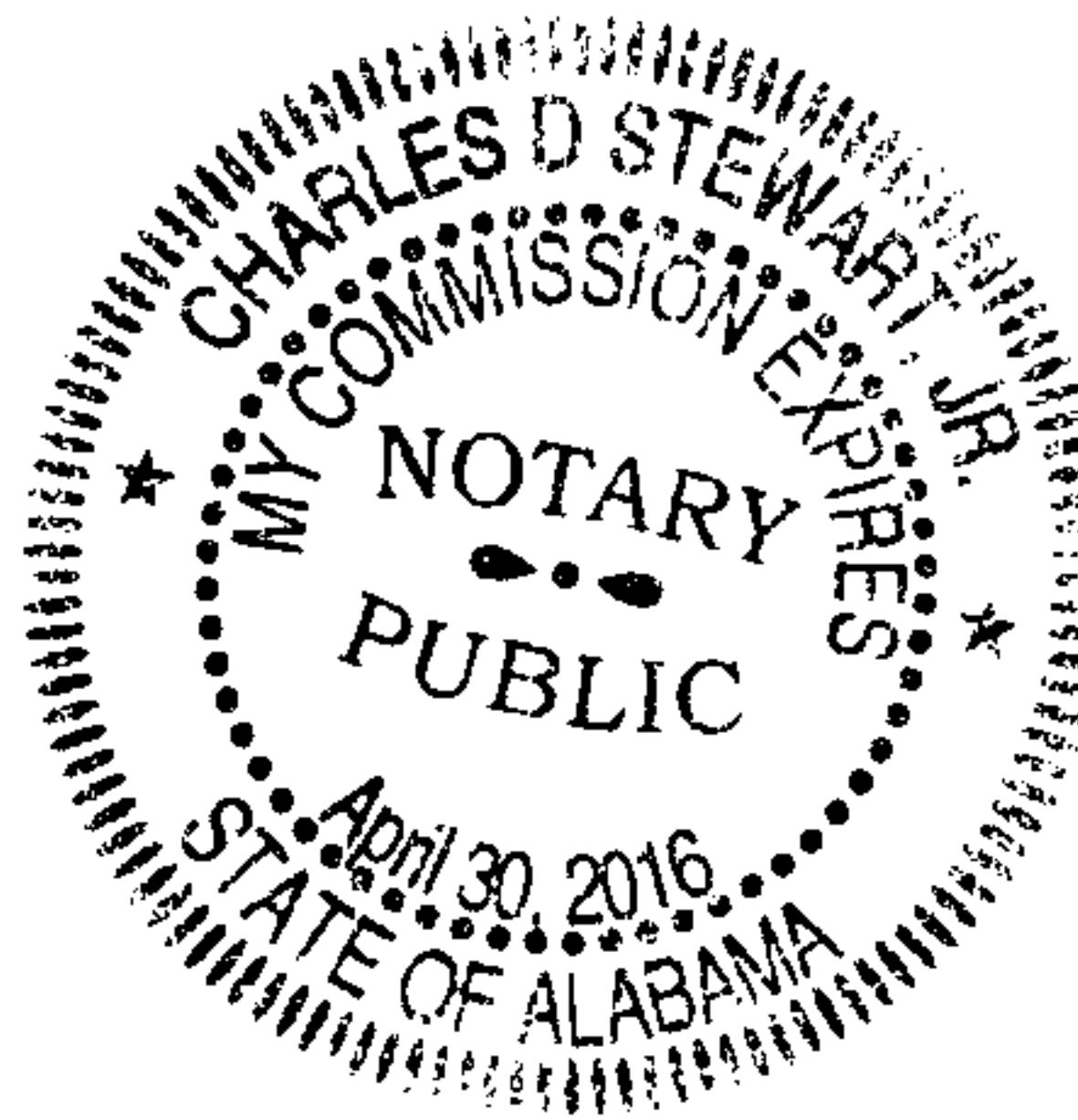
ASHLEY ABRAMS GEMMILL

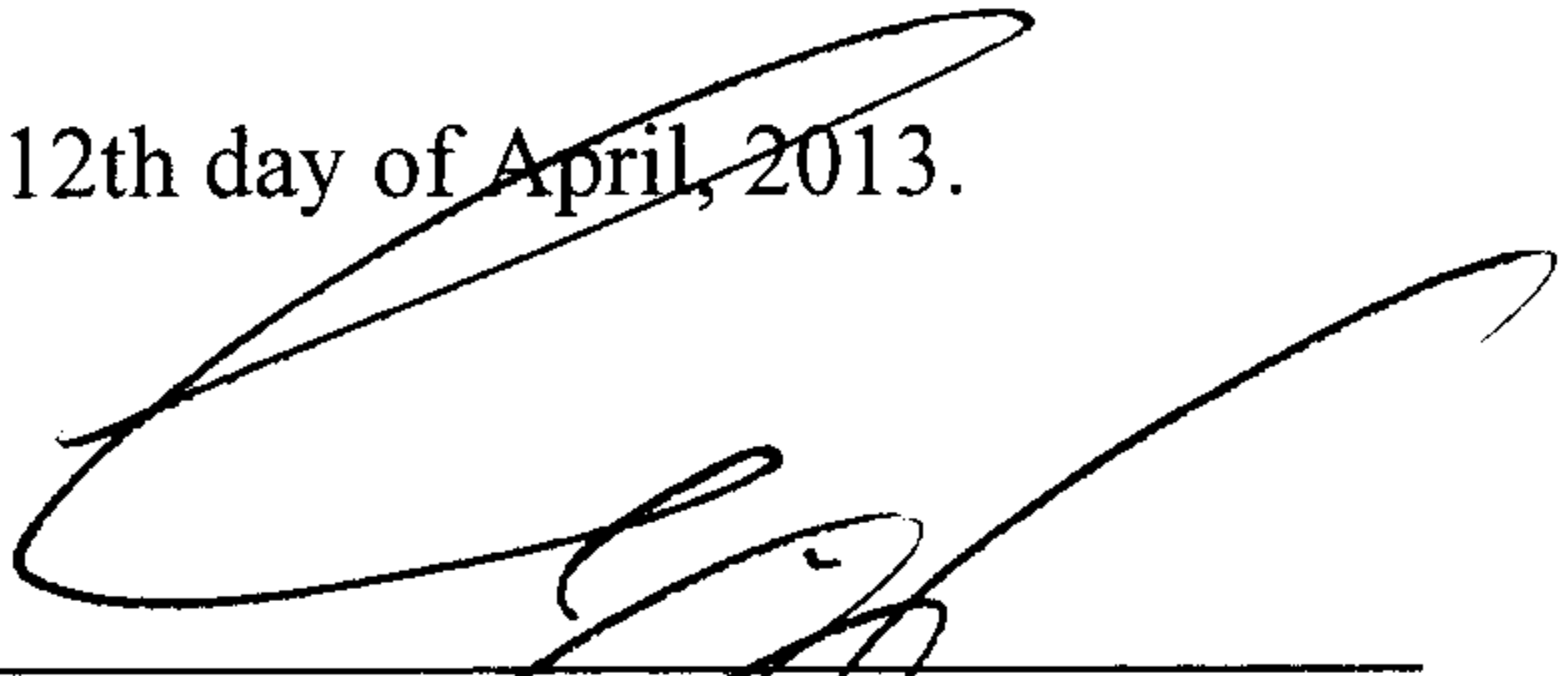

20130506000185930 2/3 \$20.50
Shelby Cnty Judge of Probate, AL
05/06/2013 02:02:51 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ASHLEY ABRAMS GEMMILL, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of April, 2013.





Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: 4-30-16


20130708000276430 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/08/2013 02:19:51 PM FILED/CERT