

This instrument was prepared by BEAVERS, MAY and DeBUYS  
(Name) Gail W. Humber ATTORNEYS PROFESSIONAL ASSOCIATION  
(Address) 1122 NORTH 22ND STREET BIRMINGHAM, ALABAMA 35234

2011

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$31,500.00) Thirty-one Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
R. E. Dunaway and wife, Margie Marie Dunaway  
L. M. Bush and wife, Doris Helen Bush  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ricky C. Craft and Wanda H. Craft

(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:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the NE Corner of Section 13; thence run in a Westerly direction along the North line thereof, a distance of 325.36 feet; thence an angle left of 61 degrees 22 minutes 30 seconds and run Southwesterly, a distance of 194.40 feet; thence an angle right of 4 degrees 14 minutes and run Southwesterly, a distance of 150.97 feet; thence an angle left of 7 degrees 18 minutes 30 seconds and run Southwesterly a distance of 183.09 feet; thence an angle right of 5 degrees 07 minutes and run Southwesterly a distance of 4.87 feet to the Point of Beginning; thence an angle left of 100 degrees 21 minutes 20 seconds and run Southeasterly a distance of 310.28 feet to a point on the Westerly Right of Way Line of Shelby County Highway No. 33; thence an angle right of 100 degrees 16 minutes 41 seconds to tangent of a curve to the right, said curve having a radius of 1605.56 feet and subtending a central angle of 5 degrees 02 minutes 48 seconds; thence run in a Southwesterly direction along the arc of said curve, a distance of 141.42 feet; thence an angle right (from tangent to said curve), of 74 degrees 40 minutes 31 seconds and run in a Northwesterly direction a distance of 303.47 feet; thence an angle right of 100 degrees 21 minutes 20 seconds and run North-easterly a distance of 140.09 feet to the Point of Beginning. Property is further described as Lot 2B, Dunaway Estates, an unrecorded subdivision.

Subject to easements, exceptions, restrictions and reservations of record.  
\$28,350.00 of the purchase price recited above was paid from mortgage loan closed simultaneous herewith.

This is a deed of correction executed to correctly describe the property conveyed by that deed recorded in Book 296, Page 349, in the Probate Office of Shelby County, Alabama.

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 the 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 noted 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 hand(s) and seal(s), this 16<sup>th</sup> day of January, 1976.

BOOK 296 PAGE 692

XXXXXX  
R. E. Dunaway (Seal)  
Margie Marie Dunaway (Seal)  
Margie Marie Dunaway (Seal)

L. M. Bush (Seal)  
Doris Helen Bush (Seal)  
Doris Helen Bush (Seal)

1976 JAN 29 AM 8:11  
STATE OF ALABAMA  
JUDICIAL DEPARTMENT  
INSTRUMENT FILED  
CORRECTED  
JUDGE OF PROBATE

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that R. E. Dunaway & wife, Margie Marie Dunaway & L. M. Bush & wife, Doris Helen Bush whose name s 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 16<sup>th</sup> day of January, A. D., 1976.

1976012900005620 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/29/1976 12:00:00AM FILED/CERT

Cathy J. Hunter  
Notary Public.  
8-23-77