

This instrument was prepared by

(Deed of Correction, to correct that certain deed, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 295 Page 264 .)

(Name) Eastern Surveyors Inc.

(Address) 8436 1st. Avenue North, B'ham. Ala. 35206 373
Suite # 207

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred (\$ 100.00) Dollars and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Arthur Jones Executor of the Estate of Ana Kenda Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto

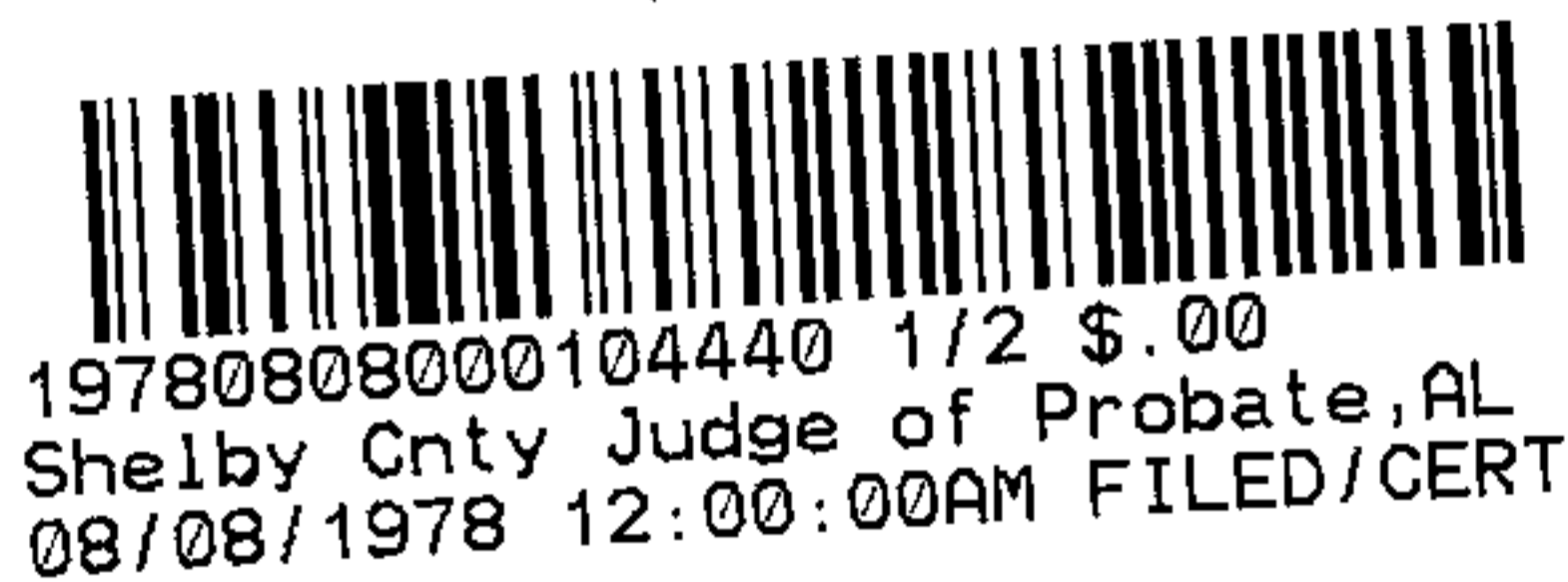
Larry D. Branning and wife, Betty P. Branning

(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 Part of the S.W. 1/4 of N.W. 1/4 of Section 3, Township 19 South, of Range 2 West and being more particularly described as follows: Commence at the S.E. Corner of said 1/4 1/4 Section; thence West along the South line of same, a distance of 365.14 ft.; thence 98° 09' to the right in a Northeasterly direction a distance of 518.55 ft. to the point of beginning of tract herein described; thence continue along the last named course a distance of 106.00 ft.; thence 91° 24' to the left in a Westerly direction a distance of 212.88 ft. to the Easterly right of way line of New Caldwell Mill Road; thence 90° to the left in a Southerly direction along said right of way a distance of 106.00 ft.; thence 90° to the left in a Easterly direction a distance of 210.32 ft. to the point of beginning.

Mineral and mining rights excepted.

The following restrictions to run with the land: Only a single family dwelling used only for residential use having 1700 sq. ft. of living area or more excluding porches, carports, garage or basement; no building closer than 15% of the lot width to side property lines nor closer than 75 ft. to road right of way or rear property line. No fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apartments, barn or other outbuildings shall be erected on said lot for use either temporary or permanently as a residence. Only domestic pets are allowed. Plans and specifications must be submitted for approval of grantors of their agents before commencing construction.



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, I have hereunto set My hand(s) and seal(s), this 1 ST. day of August, 1978.

WITNESS:

James Arthur Jones Executor (Seal)
Estate of Ana Kenda Jones (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public.

James Arthur Jones
4550 - Old Caldwell Mill Rd.

The State Of Alabama
Shelby County

I, Barbara Meade, A Notary, in and for said County in said State, hereby certify that James Arthur Jones, whose name as Executor of the Estate of Ana Kenda Jones 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, in his capacity as such Executor, executed the same voluntarily on the day the same bears.

Given under My hand this 1 ST. Day of August 1978.

Barbara Meade
My Commission Expires January 18, 1982

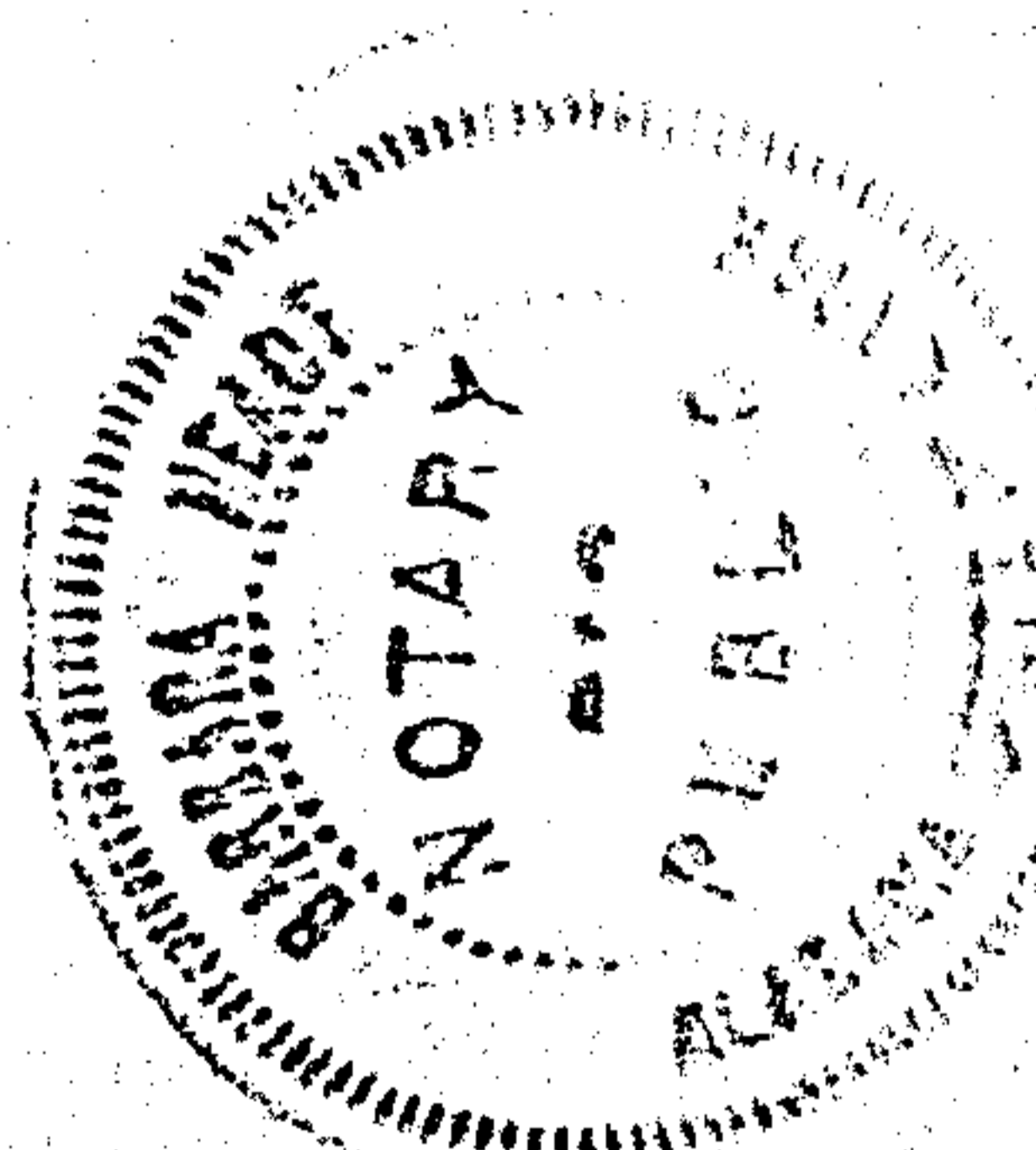
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
Corrected
AUG -8 AM 11:46

Rec. 3.00
Dnd 1.00
4.00

Thomas G. Dawkins
JUDGE OF PROBATE



19780808000104440 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1978 12:00:00AM FILED/CERT



BOOK 314 PAGE 144

B.T. 1

THIS FORM FROM
medicum
TITLE
INSURANCE COMPANY
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA

RETURN TO
TO
WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR