

THIS INSTRUMENT PREPARED

THIS IS A CORRECTIVE DEED GIVEN TO
CORRECT THAT CERTAIN DEED RECORDED IN
BOOK 329, PAGE 910, SHELBY COUNTY, AL

NAME James J. Odom, Jr.
2154 Highland Avenue
Birmingham, Alabama 35205
ADDRESS _____

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO. INC.



19801231000147750 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/31/1980 00:00:00 FILED/CERTIFIED

State of Alabama

Know All Men By These Present

SHELBY

COUNTY

That in consideration Seventy-two Thousand, Four Hundred, Forty and 25/100----- DOLLARS
and the assumption of the mortgage described below
to the undersigned grantor Annel Corporation, Inc., a corporation; Jack A. McGuire and
wife, Ann E. McGuire,
in hand paid by Roy L. Martin and Sherwood Stamps

the receipt whereof is acknowledged we the said Annel Corporation, Inc., a
corporation; Jack A. McGuire and wife, Ann E. McGuire,
do grant, bargain, sell and convey unto the said

Roy L. Martin and Sherwood Stamps

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 19 South, Range 3 West, and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the southeast corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, thence in a westerly direction along the southerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 362.50 feet; thence 31 deg. 07 min. 40 sec. left in a southwesterly direction a distance of 8.51 feet to point of beginning; thence continue along last described course a distance of 201.82 feet; thence 79 deg. 30 min. right in a northwesterly direction a distance of 135.00 feet; thence 100 deg. 30 min. right in a northeasterly direction a distance of 125.00 feet; thence 4 deg. 15 min. left in a northeasterly direction a distance of 91.30 feet; thence 90 deg. right in a southeasterly direction a distance of 139.89 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Co. recorded in Deed Book 101, Page 500, Deed Book 111, Page 153, Deed Book 111, Page 38, Deed Book 101, Page 569 and in Deed Book 240, Page 429; (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Grantees herein assume and agree to pay that certain mortgage from Annel Corporation, Inc. to National Bank of Commerce recorded in Mortgage Book 394, Page 453, in the Office of the Judge of Probate of Shelby County, Alabama.

\$62,440.25 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

It is understood that the Annel Building has been severed from the real estate and that title to it does not pass under this instrument.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And Annel Corporation, Inc., Jack A. McGuire and wife, Ann E. McGuire, do hereby warrant, for ourselves (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances:

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 and seals, this 20th day of November, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

PH 2: 29

ANNEL CORPORATION, INC.

By: Jack A. McGuire, President

Jack A. McGuire

Ann E. McGuire

State of

ALABAMA

COUNTY

General Acknowledgement

I, JEFFERSON

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack A. McGuire and wife, Ann E. McGuire, whose name s are signed to the foregoing conveyance, and who are know 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 20th day of

NOVEMBER, MAY & DeBUYS, ATTORNEYS

November

A. D., 19 80.

P. O. BOX 3402-A
Form 3013 (Rev. 11/79)

Thomas W. Lloyd
Notary Public

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1 (Rev'd 6-76)

19801231000147750 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
12/31/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said state, hereby certify that Jack A. McGuire, whose name as President of Annel Corporation, Inc. a corporation, 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, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 20th day of November, 1980.

NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 DEC 31 PM 2:29

Carroll C. Thomas, Jr.
JUDGE OF PROBATE

Rec. 5.50
Ind. 1.00
11.50

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