

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

CORRECTIVE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

2267

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and No/100 (\$1.00) DOLLARS

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

Samuel Ayala, Jr. and wife, Janet L. Ayala

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

Marvin Wellborn and Linda Wellborn

(herein referred to as GRANTEEES) 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:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right-of-way line of County Highway #61 and the West line of the river road; thence run South 22 deg. 32 min. West along the East right-of-way line of said County Highway #61 a distance of 247.48 feet to a point; thence run South 22 deg. 20 min. West a distance of 180.0 feet to the point of beginning; thence turn an angle of 98 deg. 51 min. to the left and run a distance of 154.57 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point; thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30 ft. right-of-way line of said County Highway #61; thence run Northeasterly along said right-of-way line along a curve of the left a distance of 87.83 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK Subject to mortgage from John W. Reynolds and wife, Linda G. Reynolds to James M. Powers and wife, Barbara T. Powers recorded in Mortgage Book 381, Page 798 in the Probate Office of Shelby County, Alabama, and assigned to Finance America Corporation by assignment dated June 15, 1983 and recorded in Misc. Book 51, Page 189 in the Probate Office of Shelby County, Alabama.

This is a corrective deed given to correct the deed from Grantors to Grantees dated May 12, 1983 and recorded in Book 347, Page 295 in the Probate Office of Shelby County, Alabama. The said quitclaim deed recorded in said Book 347, Page 295 was a quitclaim deed, in lieu of foreclosure, and was intended to convey all interest Samuel Ayala, Jr. and wife, Janet L.

CONTINUED ON REVERSE HEREOF

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 15th day of November, 1983.

WITNESS:

Samuel Ayala (Seal)
Janet L. Ayala (Seal)
JANET L. AYALA (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Ayala, Jr. and wife, Janet L. Ayala whose name is 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 15th day of November, 1983.

Form ALA-31
Daniel M. Spitzer

Judie R. Davis (Seal)
Notary Public

CONTINUATION:

Ayala had in said subject property to Marvin Wellborn and Linda Wellborn including the right of redemption of Samuel Ayala, Jr. and wife, Janet L. Ayala. There was no foreclosure sale or advertising of foreclosure prior to the granting of said deed. The said Samuel Ayala, Jr. and Janet L. Ayala were husband and wife on May 12, 1983 and are husband and wife on this date.

STATE OF ALABAMA
I CERTIFY THIS
STATEMENT WAS FILED.

1983 NOV 17 AM 8:32

corrected

Thomas A. Shandalar, Jr.
JUDGE OF PROBATE

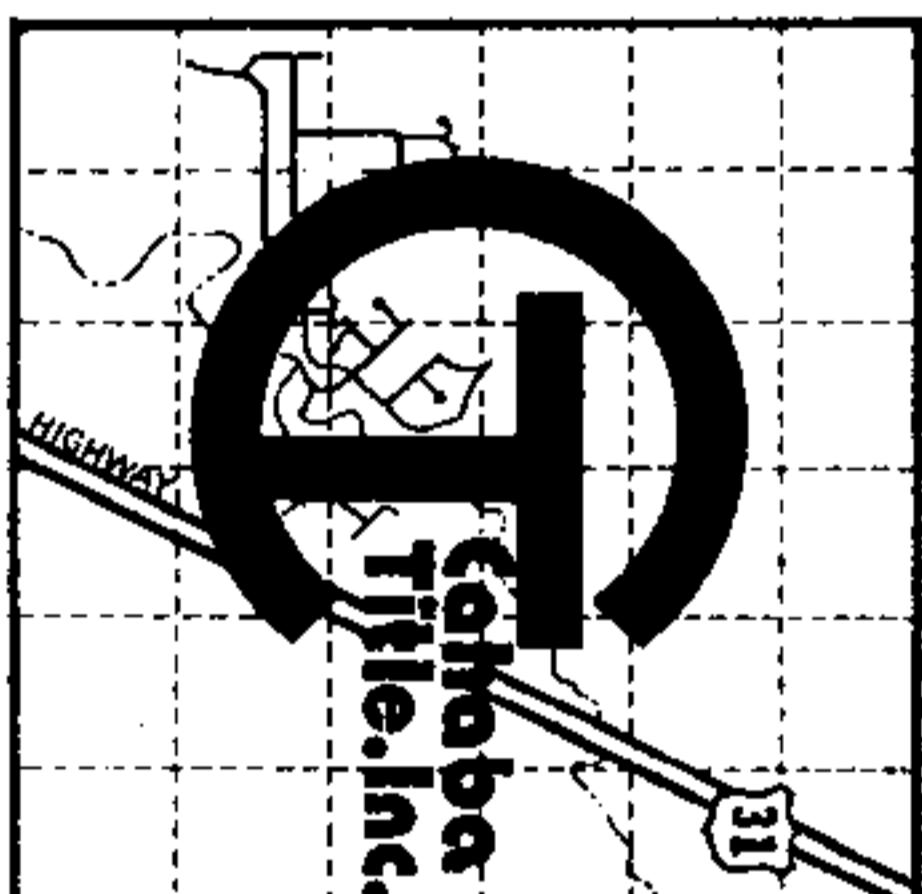
Rec 3.00
Fwd 1.00
4.00

W A R R A N T Y D E E D
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

Return to:

This instrument was prepared by:
DANIEL M. SPITLER
ATTORNEY AT LAW
1972 Chandalar Office Pk.
PELHAM, ALABAMA 35124



Recording Fee \$
Deed Tax \$

This form furnished by

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Telephone [REDACTED] 205-663-1130

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