

(Name) JOHN T. NATTER, Fulford, Pope & Natter, Attorneys at Law

(Address) 2326 Highland Avenue, Birmingham, Alabama 35205 (Telephone: 205/252-8473)

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles P. Newell and wife, Maizie A. Newell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ronald P. Buffington

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Part of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 5, Township 19, Range 1 West, more particularly described as follows:

Commence at the NE corner of said 1/4-1/4 section and run southerly along the east boundary of said 1/4-1/4 section 240.0 feet to the point of beginning of the tract of land herein described; thence continue running south along same course 210.0 feet; thence turn 89 degrees 14 minutes right and run westerly 207.43 feet; thence turn 90 degrees 46 minutes right and run northerly 210.0 feet; thence turn 89 degrees 14 minutes right and run 207.43 feet to the point of beginning.

Subject to:

Taxes due in the year 1984, a lien, but not yet payable.

Easements to Alabama Power Company in Deed Book 111, Page 404; Deed Book 111, Page 406, and Deed Book 136, Page 312.

Right of way and easements to the State of Alabama in Deed Volume 296, Page 788.

Mineral and mining rights and all rights incident thereto, including release of damages, are not insured herein.

This is a corrected deed to that deed previously filed and recorded in Deed Book 353, Page 444, on February 23, 1984, in the Probate Office of Shelby County, Alabama, to reflect the correct consideration of \$30,000.00 rather than \$70,000.00.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 29th day of February, 1984.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1984 MAR -5 PM 1:35

Corrected JUDGE OF PROBATE

CHARLES P. NEWELL

MAIZIE A. NEWELL

STATE OF ALABAMA

JEFFERSON COUNTY

Rec 1.50
Jud 1.00
2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles P. Newell and wife, Maizie A. Newell, whose name 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 29th day of February, A. D., 1984.

RETURN TO:

FULFORD, POPE & NATTER
2326 Highland Avenue
Birmingham, Alabama 35205

Amy C. Bayle
Notary Public

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