2372

CORRECTIVE
PARTNERSHIP FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA   )

                                    KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY   )

That in consideration of THIRTY-TWO THOUSAND AND NO/100 DOLLARS ($32,000.00)to the
undersigned GRANTOR, MOUNTAIN OAKS DEVELOPMENT COMPANY,An Alabama Partnership
composed only of Jerry Lucas and Charles R. Saunders, (herein referred to as
GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

CHARLES J. LANZI, JR. and wife, DEBRA LYNN LANZI

(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:

> Lot 6, according to the survey of Mountain Oaks Subdivision as recorded
> in Map Book 10 page 74 in the Probate Office of Shelby County, Alabama;
> being situated in Shelby County, Alabama.
> SUBJECT TO:
> Building setback line of 75 feet reserved from Mountain Oak Drive as
> shown by plat.
> Restrictions, covenants and conditions as set out in instrument recorded
> in Real 110 page 555 and Map Book 10 page 74 in Probate Office of Shelby
> County, Alabama.
> Transmission Line Permit to Alabama Power Company as shown by instrument
> recorded in Deed Book 139 page 116 in Probate Office of Shelby County,
> Alabama.
> Right of Way granted to Shelby County by instrument recorded in Deed
> Book 228 page 439 and Deed Book 228 page 440 in Probate Office of Shelby
> County, Alabama.
> Mineral and mining rights if now owned by Grantor.

$25,600.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

The purpose of this corrective deed is to create a survivorship deed.

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 said GRANTOR does for itself, its successors and
assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully
seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise stated above; that it has a good right to sell and convey the same
as aforesaid; that it will, and its successors and assigns 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, the said GRANTOR, Mountain Oaks Development Company, An Alabama
Partnership, composed only of Jerry Lucas and Charles R. Saunders, who are
authorized to execute this conveyance, hereto set their signatures and seals, this
10th day of March, 1987.

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                    MOUNTAIN OAKS DEVELOPMENT COMPANY,
                    An Alabama Partnership composed only
                    of Jerry Lucas and Charles R. Saunders

            By: *Jerry Lucas*
                Jerry Lucas, Partner

By: _Charles R. Saunders_
Charles R. Saunders, Partner

STATE OF ALABAMA   )
COUNTY OF SHELBY   )

    I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mountain Oaks Development Company, an Alabama Partnership composed only of Jerry Lucas and Charles R. Saunders, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, as such partners and with full authority, executed the same voluntarily for said Mountain Oaks Development Company, an Alabama Partnership.

    Given under my hand and offical seal, this the _10th_day of March, 1987.

_____
Notary Public

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

1987 APR 22 AM 10: 10

JUDGE OF PROBATE

1. Deed Tax $ _Corrected_
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
    TOTAL 6.00