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This instrument was prepared by
Porterfield, Scholl,
(Name) Bainbridge, Mims & Harper
(Address) #2 Office Park Circle
Birmingham, Alabama

This Form furnished by:

Cahaba Title. Inc.
Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

**CORRECTIVE
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100-----and other good and valuable considation---DOLLARS

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

DON G. REICHARDT, a single man,

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

STEWART R. DUDLEY and wife, KATHY W. DUDLEY,

(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:

All that parcel of land described in Exhibit "A" attached hereto and by reference incorporated herein as an integral part hereof.

Subject to easements, restrictions and limitations of record.

As part of the consideration herein the grantees agree to assume and pay the unpaid balance of that certain mortgage in favor of Real Estate Financing, Inc. dated February 28, 1979, and recorded at Mortgage Book 388, Page 974, in the Office of the Judge of Probate for Shelby County, Alabama.

Sales price of the property is exactly \$119,850.00 of which \$97,504.52 is represented by the assumption of the hereinabove described mortgage loan.

This is a corrective warranty deed correcting the legal description of that certain warranty deed executed 22 June 1983 and recorded 28 July 1983 in the Office of the Judge of Probate of Shelby County, Alabama, in Book 348, at page 672.

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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 (ours) 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 (ours) 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 9th day of June, 1987

WITNESS:

Glenn L. Thompson (Seal)

Don G. Reichardt (Seal)
DON G. REICHARDT

STATE OF ALABAMA
FULTON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Don G. Reichardt, a single man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, A. D., 1987

Yvonne S. Conrad
Notary Public.

EXHIBIT "A"

A parcel of land located in the Northwest 1/4 of Southwest 1/4 of Section 28, Township 19 South, Range 2 West, and in the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 19 South, Range 2 West; thence in a Northerly direction along the West boundary of said 1/4-1/4 Section a distance of 1123.29 feet; thence 57 degrees, 58 minutes, 15 seconds right in a Northeasterly direction a distance of 1027.75 feet; to the point of beginning; thence 112 degrees, 31 minutes left in a Northwesterly direction a distance of 243.73 feet; thence 115 degrees, 10 minutes right in a Northeasterly direction a distance of 258.11 feet; thence 61 degrees, 29 minutes, 11 seconds right in a Southeasterly direction a distance of 149.38 feet; thence 23 degrees, 00 minutes, 17 seconds right in a Southeasterly direction a distance of 639.67 feet; thence 92 degrees, 50 minutes, 43 seconds right in a Southwesterly direction a distance of 86.0 feet; thence 83 degrees, 14 minutes, 40 seconds right in a Northwesterly direction a distance of 301.03 feet; thence 25 degrees, 28 minutes, 40 seconds left in a Northwesterly direction a distance of 173.88 feet; thence 09 degrees, 43 minutes right in a Northwesterly direction a distance of 123.48 feet to the point of beginning; being situated in Shelby County, Alabama.

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

AUG 18 PM 12:17

Thomas A. Shamburger
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Corrected</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>