

716

This instrument was prepared by:
(Name) Paul Hunter
(Address) P.O. Box 43191
Birmingham, AL 35243

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar (\$1.00) and other valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Robert A. Wanninger and his wife Carol M. Wanninger
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Tom O. Fuller
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

"SEE ATTACHED EXHIBIT A"
Attached hereto and made a part hereof.

This is a second deed of correction, correcting the legal description of the original conveyance recorded in Book 338, Page 750, Shelby County, Alabama; and also correcting the deed of correction recorded in Book 342, Page 602, Shelby County, Alabama.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th
day of October, 19 87

(Seal)

(Seal)

(Seal)

Robert A. Wanninger (Seal)
Robert A. Wanninger
Carol M. Wanninger (Seal)
Carol M. Wanninger (Seal)

STATE OF ~~ALABAMA~~ GEORGIA
Muscogee County } **General Acknowledgment**

I, Undersigned a Notary Public in and for said County,
in said State, hereby certify that Robert A. Wanninger and his wife Carol M. Wanninger

whose name(s) 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 7th day of October, 19 87

BOOK 154 PAGE 860

EXHIBIT "A" (of 2nd deed of correction of legal description in the conveyance from Wanninger to Fuller)

A tract of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and further described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run in an easterly direction along the North line thereof a distance of 493.34 feet to the Point of Beginning of said parcel; thence continue in last described direction a distance of 408.25 feet; thence an angle right of 74 degrees, 22 minutes, 13 seconds and run in a southeasterly direction a distance of 565.88 feet; thence an angle right of 78 degrees, 10 minutes, 46 seconds and run southwesterly a distance of 219.5 feet to the northeast line of the Alabama Power Company's Transmission line easement; thence an angle right of 87 deg. 55 min. 39 seconds and run in a northwesterly direction along said easement line a distance of 742.55 feet to the point of Beginning. Parcel contains 4.42 acres. Parcel is subject to a 40 ft. wide easement along the north line of said parcel and a 20 ft. wide easement along the northeast line for ingress, egress and utilities.

BOOK 154 PAGE 861

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

1987 OCT 12 AM 9:08

Thomas A. Snowden Jr.
JUDGE OF PROBATE

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