

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

1705

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 ONE HUNDRED SEVEN THOUSAND & 00/100---- (\$107,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Patrick B. Croom and Nora J. Croom (herein referred to as grantors), do grant, bargain, sell and convey unto Larry Howell Smith and Susan Grady Smith (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, Block 7, according to the survey of Sunny Meadows, as recorded in Map Book 8 page 18 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$80,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3218 Garden Walk, Birmingham, Alabama 35243  
THIS DEED IS BEING RE-RECORDED TO CORRECT GRANTEES NAME

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 (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of January, 1987.

Re-recorded  
Rec 2.50  
Ind 1.00  
3.50

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

1987 JAN 26 PM 3:32

Thomas A. [Signature]  
JUDGE OF PROBATE  
STATE OF ALABAMA  
SHELBY COUNTY COUNTY

- 1. Deed Tax \$ 22.00
- 2. Mtg. Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 30.50

Patrick B. Croom (SEAL)  
Patrick B. Croom

Nora J. Croom (SEAL)  
Nora J. Croom

General Acknowledgment

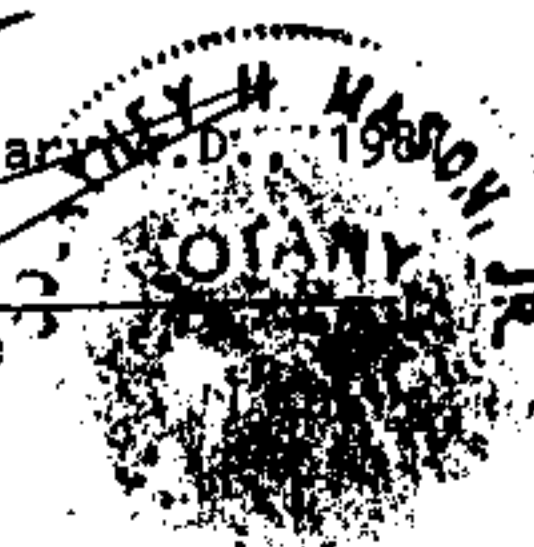
I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Patrick B. Croom and wife, Nora J. Croom whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 1987.

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

1987 OCT 26 AM 9:16

[Signature]  
Notary Public



BOOK 156 PAGE 762  
BOOK 111 PAGE 739