

This instrument was prepared by

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Birmingham, Alabama 35244

C O R R E C T E D

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX HUNDRED FIVE THOUSAND & NO/100— (\$605,000.00) DOLLARS to the undersigned grantor, Park Lane Properties, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Thomas J. Oser and wife, JoAnne M. Oser (herein referred to as GRANTEEES) 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:

Lot 4 and a part of Lot 3,\* said part of Lot 3 being more particularly described as follows: Beginning at the most Southerly corner of said Lot 3, run in a Northwesterly direction along the Southwest line of said Lot 3 for a distance of 120.32 feet; thence turn an angle to the right of 27 deg. 52 min. 21 sec. and run in a Northerly direction along the West line of said Lot 3 for a distance of 5.0 feet; thence turn an angle to the right of 144 deg. 26 min. 26 sec. and run in a Southeasterly direction for a distance of 117.08 feet to a point that is 20.0 feet Northeast of the point of beginning; thence turn an angle to the right of 71 deg. 51 min. 13 sec. and run in a Southwesterly direction along the Southeast line of said Lot 3 for a distance of 20.0 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$453,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2008 Lakeside Lane, Birmingham, Alabama 35244-1471

\*as shown on the survey of Park Lane Addition to Riverchase as recorded in Map Book 11 page 17 in the Probate Office of Shelby County, Alabama.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Larry DePiano, who is authorized to execute this conveyance, hereto set its signature and seal, this 26th day of September, 1989. STATE OF ALA. SHELBY CO.

Deed TAX 151.50  
Rec 2.50  
Jud 3.00  
Cert 1.00  
158.00

I CERTIFY THIS INSTRUMENT WAS FILED

89 DEC 11 AM 9:08

Park Lane Properties, Inc.

By: Larry DePiano, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Larry DePiano whose name as the President of Park Lane Properties, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS THE 26TH DAY OF SEPTEMBER, 1989

NOTARY PUBLIC

My Commission Expires March 10, 1991

BOOK 269 PAGE 556

BOOK 278 PAGE 517

90 FEB 12 AM 11:36  
JUDGE OF PROBATE