

This deed is being recorded to replace that deed recorded in Instrument #1993-09171 which had a mistake in the legal description. The subdivision was inadvertently omitted from the original deed.

## CORPORATION WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of : ONE HUNDRED TWENTY NINE THOUSAND ONE HUNDRED FIFTY and no/100's Dollars (\$129,150.00) to the undersigned grantor, OSER PROPERTIES, INC., (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto BETTIE C. ANDERSON and CALEB E. ANDERSON, as joint tenants with rights of survivorship (hereinafter grantee"), all of its interest in the following described real estate, situated in Shelby County, Alabama:

Lot 1, according to the resurvey of Lots 27 through 31, 4th Sector \*\*\*\* as recorded in Map Book 16 page 85 in the Office of the Judge of Probate of Shelby County, Alabama. \*\*\*\* of Chase Plantation

Mineral and mining rights are not warranted. Subject to any and all other matters of public record including but not limited to any and all restrictions and covenants of record.

\$40,000.00 of the consideration is from a purchase money first mortgage executed simultaneously herewith.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for it's 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 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, THOMAS J. OSER, the president of said corporation who is duly authorized, has hereunto set his hand and seal this 1st day of APRIL 1993.

  
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President : OSER PROPERTIES, INC.

:THOMAS J. OSER

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that THOMAS J. OSER, as the president of OSER PROPERTIES, INC. 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 for and as the act of the corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 1st day of APRIL 1993.

  
\_\_\_\_\_  
My commission expires: 7-23-1993.

: NOTARY PUBLIC

Prepared by: Mark E. Tippins, Attorney at Law 14 Office Park  
Circle Suite 105 Birmingham, Alabama 35223 870-4343

Send tax notice to: BETTIE C. ANDERSON 430 Chase Plantation  
Parkway Birmingham, Alabama 35244

Inst. # 1993-18093  
06/21/1993-18093  
03:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50

Inst. # 1993-18093