

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road

Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Larry E. & Carol H. Scheerer

(Address) 602 Hillsboro Lane

Helena, Alabama 35080

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 FIFTEEN THOUSAND FOUR HUNDRED EIGHTY ONE DOLLARS AND 29/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald Taylor and wife, Sandra S. Taylor (herein referred to as grantors) do grant, bargain, sell and convey unto

Larry E. Scheerer and wife, Carol H. Scheerer (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:

14
Lot ~~15~~, Block 3, according to Resurvey of Breckenridge Park as recorded in Map Book 9, Page 110, in the Probate Office of Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to National Heritage Mortgage Corporation dated February 7, 1986 and recorded in Real 60, Page 877, rerecorded in Real 64, Page 909, and last assigned to Mortgage Corporation of the South on March 22, 1986 in Real 67, Page 235, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$10,481.29 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

88 MAY -2 PM 2:15

THIS DEED IS BEING RE-RECORDED TO CORRECT
THE LEGAL DESCRIPTION OF THE PROPERTY
DESCRIBED HEREIN1. Deed Tax \$ 5.002. Mtg. Tax 3. Recording Fee 2.504. Indexing Fee 1.00TOTAL 8.5003/17/1994-08705
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJ5

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 for 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 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 (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of April, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Donald Taylor (Seal)
Donald Taylor

Sandra S. Taylor (Seal)
Sandra S. Taylor

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Taylor and wife, Sandra S. Taylor 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 25th day of April, A.D., 1988.

3/10/91

My Commission Expires:

Notary Public

Inst # 1994-08705