

This Instrument Prepared By:
Ferris S. Ritchey, III
1910 28th Avenue South
Homewood, AL 35209

Send Tax Notice to:
JAMES A. TAYLOR
Route 1, Box 1
Vandiver, AL 35176

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of One and No/100 (\$1.00) Dollar, and other good and valuable consideration, to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, SUZANNE W. WALLACE PRITCHETT, a married woman (herein referred to as Grantor) do grant, bargain, sell and convey unto JAMES A. TAYLOR and wife, TRACY H. TAYLOR, (hereinafter 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:

A parcel of land located in the East half of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama, thence in a Southerly direction along the West line of said 1/4-1/4 Section a distance of 66.0 feet to an iron corner; thence 90°18' left in an Easterly direction, a distance of 828.01 feet to the point of beginning, thence continue along last described course, a distance of 467.70 feet to a point on the SW right-of-way line of Alabama Hwy #25; thence 112°43' left in a northwesterly direction, a distance of 60.17 feet to a point on the SW right-of-way line of Alabama Hwy #25; thence 19°09' left, in a Northwesterly direction a distance of 341.41 feet to a point on the SW right-of-way line of Alabama Hwy #25; thence 00°11' left, in a Northwesterly direction, a distance of 140.22 feet to a point on the SW right-of-way line of Alabama Hwy #25; thence 87°01' left in a Southwesterly direction a distance of 356.18 feet; thence 90° left, in a Southeasterly direction a distance of 248.19 feet to the point of beginning. Less and except any part of the above described parcel lying within the right-of-way of Alabama Hwy #25.

The above described property does not constitute any part of the homestead of the Grantor herein.

(Suzanne W. Wallace Pritchett, Grantor herein, is one and the same as Suzanne W. Wallace, Grantee in deed recorded in Real Book 245, Page 947, in the Probate Office of Shelby County, Alabama.)

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Timothy W. Wallace and Suzanne W. Wallace to Alliance Mortgage Company, which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Real Volume 99, Page 801, and corrected in Real Book 121, Page 849. And for the same consideration, Grantees herein hereby assume the obligations of Timothy W. Wallace and Suzanne W. Wallace under the terms of the instruments and the VA Regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Subject to the following:

- 1. Easements, restrictions and rights-of-way of record.
- 2. Taxes for the current year.
- 3. Mineral and mining rights.

(THIS IS A CORRECTIVE DEED TO CORRECT LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 269, PAGE 826, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA ON THE 12TH DAY OF JULY, 1989).

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever,

03/18/1994-08896
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00
002 NJS

Inst # 1994-08896

against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of 30th day of November, 1993.

Suzanne W. Wallace Pritchett
SUZANNE W. WALLACE PRITCHETT

STATE OF ALABAMA)
)
JEFFERSON COUNTY) ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Suzanne W. Wallace Pritchett, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 1993.

Mary S. Carlson
Notary Public

My Commission Expires: 06/07/96

Inst # 1994-08896
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SHELBY COUNTY JUDGE OF PROBATE
002 MJS 12.00