

THIS IS A CORRECTED DEED TO CORRECT THE LEGAL DESCRIPTION.

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
2100 11TH AVENUE NORTH
BIRMINGHAM, ALABAMA 35234

PLEASE SEND TAX NOTICE TO:
CHARLES W. BRANTLEY AND WIFE, PATTI ANN BRANTLEY
345 Pea Ridge Drive
Montevallo, Alabama 35115

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

05/17/1994-15968

COUNTY OF SHELBY

02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY THREE THOUSAND FIVE HUNDRED AND NO/100 (\$63,500.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I/We, CURTIS V. JARVIS, JR., AN UNMARRIED MAN, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto CHARLES W. BRANTLEY AND WIFE, PATTI ANN BRANTLEY, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Begin at the SE corner of the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 4 West; thence run North along the East line thereof for 1078.91 feet to the center of Pea Ridge Road and a curve to the right (having a radius of 93.1 feet and a central angle of 27 degrees 58 minutes 18 seconds); thence 107 degrees 50 minutes 30 seconds left to tangent of said curve run along said road for 45.45 feet to the tangent of said curve; thence westerly along said tangent and road for 336.05 feet to a curve to the left (having a radius of 1616.59 feet and a central angle of 7 degrees 04 minutes 46 seconds); thence run along said curve and road for 199.75 feet to the tangent thereof; thence continue along said tangent and road for 256.72 feet; thence 91 degrees 04 minutes 34 seconds left run Southerly for 611.71 feet; thence 64 degrees 32 minutes 56 seconds right run Southwesterly for 416.49 feet to the Northeasterly R/W of Shelby County Highway #10 and a curve to the right (having a radius of 518.34 feet and a central angle of 41 degrees 15 minutes 52 seconds); thence 94 degrees 39 minutes 34 seconds right to tangent of last said curve run Southerly along said curve and R/W for 373.71 feet to tangent thereof; thence continue along said tangent and R/W for 58.41 feet to the south line of said 1/4-1/4 thence 106 degrees 17 minutes left run East for 1199.12 feet to the Point of Beginning.

04/21/1994-13013
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 74.50

SUBJECT TO:

1. Taxes for the year 1994, which are a lien but not yet due and payable until October 1, 1994.
2. Permit to Alabama Power Company as recorded in Deed Book 133, Page 433 and Deed Book 108, Page 369 in the Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 135, Page 245 in the Probate Office.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or 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

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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, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of March, 1994.

WITNESS:


CURTIS V. JARVIS, JR.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that CURTIS V. JARVIS, JR., AN UNMARRIED MAN, 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 on the day the same bears date.

Given under my hand and official seal this 30th day of March, 1994.


Elaine G. Bawna
NOTARY PUBLIC
My Commission Expires: 10/31/95
Inst. # 1994-13013

04/21/1994-13013
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