

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: E. F. Buchanan
(Name) _____
3509 Old Leeds Crest
(Address) _____
Birmingham AL 35213

*** (CORRECTIVE) ***

WARRANTY DEED

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

That in consideration of TWENTY FOUR THOUSAND and 00/100-----(\$24,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
RANDALL L. SEARS, and wife KELLY D. SEARS
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
E. F. BUCHANAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 28, according to the survey of Harvest Ridge, Second Phase, as recorded in Map Book 12, Page 49, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

- Property taxes for 1994 and subsequent years.
- Mineral and mining rights are not insured.
- Covenants and restrictions as recorded in Deed Volume 318, Page 01, Deed Volume 318, page 531 and Real Volume 189, page 171.
- Right of way granted to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Volume 224, page 553.
- 75 foot building line as shown on Map Book 12, page 49.
- 20 foot easement on rear of subject property as shown on Map Book 12, page 49.
- 10 foot easement on Southerly lot line as shown on Map Book 12, page 49.

THIS DEED IS EXECUTED, ENTERED AND RECORDED FOR THE PURPOSE OF CORRECTING THAT CERTAIN WARRANTY DEED HERETOFORE EXECUTED BY THE GRANTORS HEREIN ON MARCH 14, 1994, AND RECORDED ON MARCH 16, 1994 AT RECORDED DOCUMENT NUMBER 1994-08577, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AND NO ADDITIONAL CONSIDERATION IS PAID HEREON.



Inst # 1994-25854

08/19/1994-25854
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MCD 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

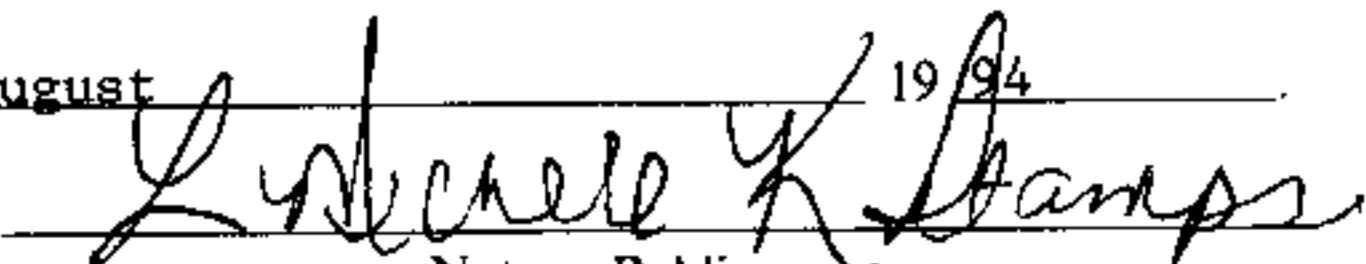
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of August, 19 94

_____ (Seal)		_____ (Seal)
_____ (Seal)	RANDALL L. SEARS	_____ (Seal)
_____ (Seal)		_____ (Seal)
_____ (Seal)	KELLY D. SEARS	_____ (Seal)

STATE OF ALABAMA }
SHELBY County } General Acknowledgment

I, the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Randall L. Sears, and wife Kelly D. Sears
whose name(s) are 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of August, 19 94
s/las _____
My Commission Expires: _____ 
Notary Public

Inst # 1994-25854