

This instrument was prepared by:
(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Ralph A. Madonia
(Address) 521 13th Street NW
Alabaster, AL 35007

CORRECTIVE

TRUSTEE FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no cents (\$500.00)

to the undersigned grantor, Howard D. Poarch as trustee of the certain Declaration of Trust dated May 28, 1992, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ralph A. Madonia and Sharlene L. Madonia

(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, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Howard D. Poarch as trustee of that certain Declaration of Trust dated May 28, 1992, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 10th day of November, 1995.

WITNESS

(Seal)

Howard D. Poarch, Trustee
Howard D. Poarch, trustee of that
certain Declaration of Trust dated May
28, 1992

STATE OF ALABAMA

SHELBY

COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Howard D. Poarch, as trustee of the certain Declaration of Trust dated May 28, 1992 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 as such officer and with full authority, executed the same voluntarily for and as the act of said trust.

19 95 Given under my hand and official seal this 10th day of November.

May 11, 1999

My Commission Expires:

Inst # 1995-32743

11/14/1995-32743
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.30

Joseph Walden

EXHIBIT A

Part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said NE 1/4 of SE 1/4, run West along the South line of said 1/4-1/4 Section for a distance of 523 feet; thence turn an angle to the right of 90 degrees and run North for a distance of 114 feet; thence turn an angle to the right of 14 degrees 00 minutes and run Northeasterly for 86 feet; thence turn an angle to the left of 90 degrees and run Northwesterly for a distance of 25 feet to the point of beginning of the property herein described; thence continue Northwesterly along the same course for a distance of 150 feet; thence turn an angle to the right of 90 degrees and run Northeasterly for a distance of 100 feet; thence turn an angle to the right of 90 degrees and run Southeasterly for a distance of 150.0 feet; thence turn an angle to the right of 90 degrees and run Southwesterly for a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

Commence at the Northeast corner of Lot 3-A, according to a Resurvey of Lots 3 and 4, Block 2, of Fernwood - Fourth Sector, as recorded in Map Book 7, Page 160, in the Probate Office of Shelby County, Alabama; thence run in a Northeasterly direction along the Westerly line of 13th Street a distance of 200.0 feet to the point of beginning of the parcel herein described; thence continue along the Westerly line of 13th Street in a Northeasterly direction to its point of intersection with the South line of Bennett Circle; thence run in a Westerly direction along the South line of Bennett Circle a distance of 122.59 feet to the Northeast corner of Lot 1, Block 2, of Fernwood - Fourth Sector, as recorded in Map Book 7, page 96, in the Probate Office; thence run in a Southwesterly direction along the Westerly line of said Lot 1, Block 2, to the Northeast corner of Lot 2, in Block 2, of said Fernwood - Fourth Sector; thence run Easterly to the Southwest corner of property owned by Cliff Knox and Inez Knox, as shown by Deed Book 343, Page 307, in Probate Office.; thence run in a Northeasterly direction along the Westerly line of said Knox lot a distance of 100 feet; thence run Easterly along the Northerly line of said Knox lot a distance of 150 feet to the point of beginning: being situated in the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.

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

This deed is to correct that certain deed from Howard D. Poarch as trustee of that certain Declaration of Trust dated May 28, 1992. Recorded in the Shelby County Probate Office Inst. # 1995-31288.

Inst # 1995-32743

11/14/1995-32743
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50