

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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\*\*\*\*\*CORRECTIVE\*\*\*\*\*

Send Tax Notice to:

(Name)

(Address)

Donald Y. Stonicher and

Jean O. Stonicher

130 Mission Circle

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Raymond Garland Cardwell, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Y. Stonicher and wife, Jean O. Stonicher

(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:

Lots 22 and 23, Block D, according to the survey of Wilmont Subdivision, recorded in Map Book 3, Page 124 in the Shelby County Probate Office. Situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback lines and public easements as shown by plat.

Restrictions, limitations and conditions as set out by Map Book 3 page 124 in Probate Office.

Transmission Line Permit granted to Alabama Power Company as set out in Deed 101 page 170 in Probate Office.

Restrictions, covenants and conditions as set out by Deed 322 page 273 in Probate Office.

THIS IS A CORRECTIVE DEED, INTENDED TO RECITE THE MARITAL STATUS OF THE GRANTOR WHICH WAS LACKING IN THAT CERTAIN DEED RECORDED AT INSTRUMENT #1994-09497, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO, TO RECITE THE FACT THAT THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

02/20/1996-05342  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOUGLAS MCDONALD  
9.50

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.

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, I have hereunto set my hand(s) and seal(s), this 31<sup>st</sup> day of January, 19 96

WITNESS

(Seal)

*Raymond Garland Cardwell*  
Raymond Garland Cardwell

(Seal)

(Seal)

(Seal)

(Seal)

(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 Raymond Garland Cardwell

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 31<sup>st</sup> day of January, A.D., 19 96

5-17-99

My Commission Expires

*L. Michele K. Dumas*  
Notary Public

1996-05342