

QUIT CLAIM DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Stephen R. Newell
769 Highway #35
Pelham, AL 35124

PARCEL# 14-4-18-3-001-053

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

\$500.00

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **M. R. HARDAGE AND WIFE, BETTY J. HARDAGE**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **STEPHEN R. NEWELL AND DENISE A. NEWELL**, (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Commence at the southwest corner of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run north 00 degrees 12 minutes 33 seconds east for a distance of 420.02 feet to the point of beginning; thence run north 00 degrees 12 minutes 33 seconds east for a distance of 681.19 feet; thence run south 65 degrees 15 minutes 42 seconds east for a distance of 421.22 feet to the west right-of-way of Shelby County Highway No. 35; thence run south 34 degrees 40 minutes 13 seconds west along said right-of-way for a distance of 617.75 feet; thence run south 89 degrees 48 minutes 00 seconds west for a distance of 36.00 feet to the point of beginning. Said property lies in the southwest corner of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama.

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

This corrective deed corrects that certain deed recorded in Instrument #1996-16040 to give a more complete legal description.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 7th day of May, 1997.

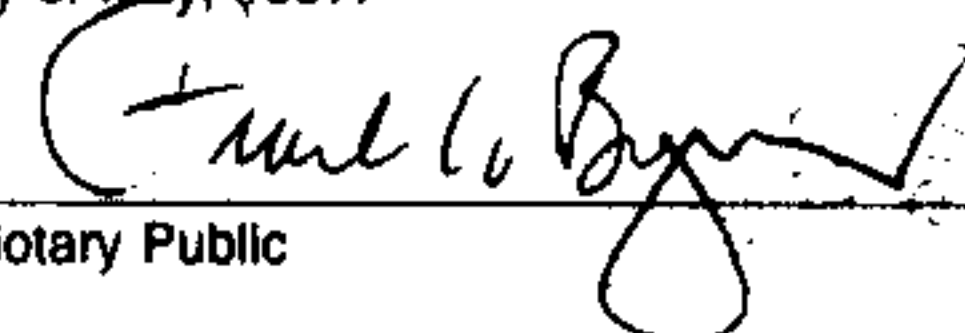

M. R. HARDAGE


BETTY J. HARDAGE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **M. R. HARDAGE AND WIFE, BETTY J. HARDAGE** whose names are signed to the foregoing conveyance, and who 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 the 7th day of May, 1997.


Notary Public

My Commission Expires: 11/20/2000

05/15/1997-15123
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.00

Inst # 1997-15123