

This instrument was prepared by:

This is a Corrective Deed correcting the legal description in that certain deed filed in Instrument 1997-14019 in the Office of the Judge of Probate of Shelby County, Alabama.

PAUL F. MEYERS, II
ATTORNEY AT LAW
2841 MONTGOMERY HIGHWAY
POST OFFICE BOX 645
DOTHAN, ALABAMA 36302

Inst # 1997-28392

Warranty Deed

STATE OF ALABAMA }
SHELBY COUNTY }

TAMPA, FLORIDA 33631-3601
P. O. BOX 31601
JIM WALTER HOMES, INC.
RETURN TO:

Know All Men by These Presents: That in consideration of ten dollars and other valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged I,

**BILLIE PETE FOSTER AND
HUSBAND HARVEY WADE FOSTER**

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

**KEITH ALLEN AND ANJANETTE FOSTER NICHOLAS
HUSBAND AND WIFE**

(herein referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 East, Shelby County, Alabama. Thence East along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 348.00 feet to the Point of Beginning and an iron pin; thence continue East 116.68 feet to an iron pin; thence S2°37'20"W, 421.69 feet to a 5/8" rebar; thence N83°33'36"W, 112.81 feet to a 5/8" rebar; thence N2°03'43"E, 408.86 feet back to the Point of Beginning. Lying and being situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 East, Shelby County, Alabama. Containing 1.09 acres more or

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less. Subject to any and all rights of way and or easements
of record and or prescriptive.

To Have and to Hold Unto the said Grantees for and during their joint lives
as joint tenants 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. 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 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 the 21st day of
August 1997.

Billie Pete Foster
BILLIE PETE FOSTER

Harvey Wade Foster
HARVEY WADE FOSTER

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that **BILLIE PETE & HARVEY WADE FOSTER** 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, executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this the 21 day of August 1997.

Lona Neal
NOTARY PUBLIC
my comm. expires: 8/30/98

Grantee's address ☒ 24 Houston Dr.
Delham, al 35124

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