

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

John M Powers
60 Clover Leaf St,
STERETT, AL. 35147

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of --Sixty Five Thousand and 00/100---(\$65,000.00) DOLLARS to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, Richard C. Wills and Joan Wills Bruce Armstrong, as the Personal Representatives of the Estate of Dorothy L. Wills, deceased, Probate Case #39-116 (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

John M, Powers

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 63,050.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

This deed is being refiled to correct the legal description as set out in Exhibit "A". The wrong legal was inadvertently attached to Instrument #2000-07815.

Inst # 2000-07815

03/10/2000-07815
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 13.00

TO HAVE AND TO HOLD to the 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 the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; they that 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 said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of March, 2000.

THE ESTATE OF DOROTHY L. WILLS, DECEASED, PROBATE CASE #39-116

By: Richard C. Wills P.R. (Seal)
Richard C. Wills, Personal Representative

By: Joan Wills Bruce Armstrong P.R. (Seal)
Joan Wills Bruce Armstrong, Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Wills and Joan Wills Bruce Armstrong, as Personal Representatives of the Estate of * whose name are signed to the foregoing conveyance and who are known to me, acknowledged before me, on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. *Dorothy L. Wills, deceased, Probate Case #39-116

Given under my hand and official seal this 7th day of March, 2000.

NOTARY PUBLIC

12/28/2001-57093
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00

Inst # 2001-57093

EXHIBIT "A"

Commencing at the Northwest corner of Section 14, Township 18 South, Range 1-East, Shelby County, Alabama; thence North 89 degrees 39 minutes 35 seconds East along the North boundary line of said section for a distance of 1025.47 feet; thence South 0 degrees 20 minutes 27 seconds East, a distance of 1161.38 feet to the intersection of the Southerly right of way line of the Norfolk Southern Railroad and the East right of way line of a county paved road and the point of beginning; said point being the beginning of a non-tangent curve, concave to the West, having a radius of 177.65 feet, a central angle of 40 degrees 49 minutes 50 seconds, and a chord of 123.94 feet bearing South 2 degrees 00 minutes 24 seconds West; thence Southerly along said curve, a distance of 126.60 feet; thence South 23 degrees 40 minutes 27 seconds West, a distance of 159.61 feet; thence South 23 degrees 51 minutes 08 seconds West for a distance of 20.03 feet; thence South 64 degrees 10 minutes 35 seconds East, a distance of 47.89 feet; thence South 71 degrees 21 minutes 37 seconds East for a distance of 306.17 feet; thence North 43 degrees 05 minutes 13 seconds East, a distance of 239.69 feet to the Southerly right of way line of said railroad; thence North 61 degrees 06 minutes 21 seconds West along said railroad right of way line for a distance of 480.20 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 2001-57093

12/28/2001-57093
09:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.00