

✓ This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Kimberly S. Worley
240 Cambrian Ridge Trail
Pelham, Alabama 35124


Form 1-1-27 Rev 1-66
WARRANTY DEED

CORRECTED DEED (signature correction)
Original Deed Inst. #20040525000275420

STATE OF ALABAMA
SHELBY COUNTY

MORTGAGE FILED SAME TIME AS
ORIGINAL DEED

KNOW ALL MEN BY THESE PRESENTS:


20040618000333090 Pg 1/3 21.00
Shelby Cnty Judge of Probate, AL
06/18/2004 14:54:00 FILED/CERTIFIED

That in consideration of **ONE HUNDRED TEN THOUSAND NINE HUNDRED DOLLARS & 00/100 (\$110,900.00)** and other good and valuable consideration the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we,

**Teresa R. Chance Davis, who is one and the same as Teresa R. Chance,
and Roland D. Davis, a married couple**

herein referred to as grantors (whether one or more), grant, bargain, sell and convey unto

Kimberly S. Worley , an unmarried female

the following described real estate situated in Shelby County, Alabama to wit ;

Lot 20-A, according to the survey of Cambrian ridge, as recorded in Map Book 21,
Page 8, in the Probate Office of Shelby County, Alabama

Subject To:

1. **Ad Valorem taxes due and payable October 1, 2004.**
2. **20 foot building line from the front lot line, as shown on recorded map.**
3. **Restrictions appearing of record in Instrument #1996-26342 and Instrument #1996-13968**
4. **Restrictions as shown on recorded map(s)**
5. **Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.**
6. **Right(s) of way to Shelby County, as recorded in Deed Book 127, Page 375.**
7. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Book 168, Page 985 and Instrument # 1996-14241.**
8. **Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 141, Page 596.**

The above-described property is not the homestead of the Grantor.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantee, her heirs, successors and assigns, that she is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey same as aforesaid: that she will and her successors and assigns shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 11th
June day of ~~May~~ 2004.

Witness

Teresa R. Chance-Davis
Teresa R. Chance Davis, being one and the same as
Teresa R. Chance

Witness

Roland D. Davis by and through his attorney
Roland D. Davis by and through his Attorney in Fact,
Teresa R. Chance
fact Teresa R. Chance
(Teresa R. Chance - Davis)

STATE OF ALABAMA
JEFFERSON COUNTY

20040618000333090 Pg 3/3 21.00
Shelby Cnty Judge of Probate, AL
06/18/2004 14:54:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Teresa R. Chance Davis, being one and the same as Teresa R. Chance, individually 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, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 11th day of June, 2004.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sep 23, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

Delinda S. Rodgers

Notary Public

I Perryn G. Carroll, Notary Public for the State of Alabama at Large do hereby certify that Teresa R. Chance, whose name is Attorney-in-Fact for Roland D. Davis, is signed to the foregoing deed, and who is sworn to me, acknowledged before me on this day that being informed of the contents of said deed they, in their representative capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 11th day of June, 2004.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sep 23, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires

Delinda S. Rodgers

Notary Public