

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Gra
GRANTEE'S ADDRESS
David Anderson
37209 Highway 25
Harpersville, Alabama 35078


20050726000373640 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/26/2005 11:27:48AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

**CORRECTIVE
GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Nine Thousand Five Hundred and 00/100 (\$99,500.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Melody Day Kilgore f/k/a Melody A. Day and Shannon Kilgore**, wife and husband (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **David Anderson**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
Subject to any accrued taxes or assessments not yet due and payable.

\$97,962.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Melody Day Kilgore and Melody A. Day are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Melody Day Kilgore and Shannon Kilgore**, wife and husband, have hereunto set their hands and seals this the 19th day of July, 2005.

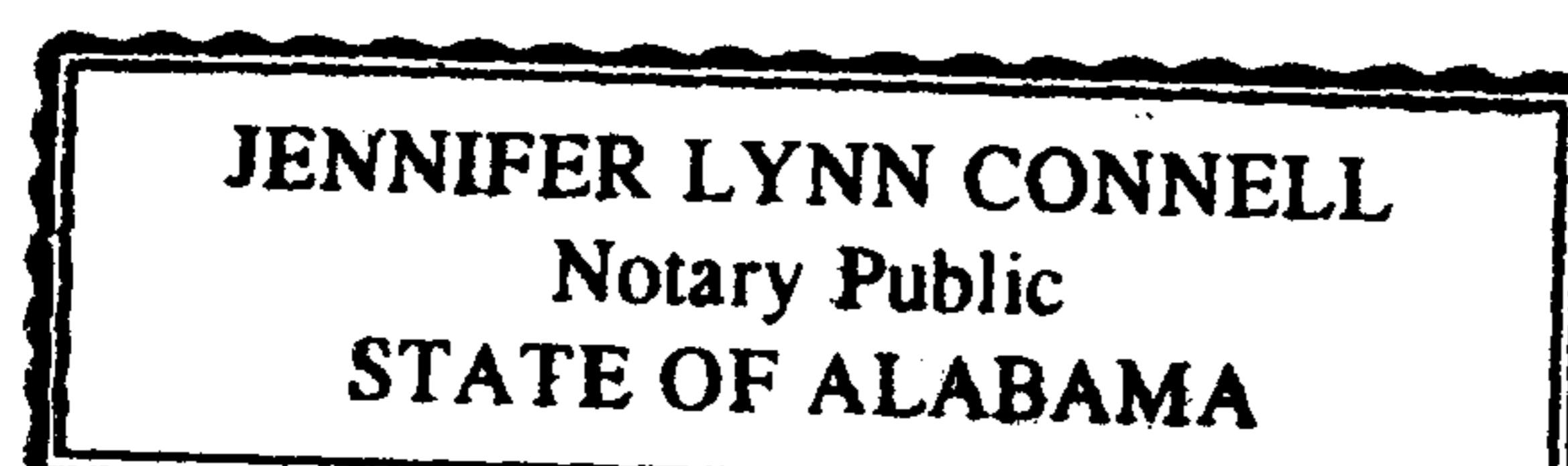
Melody Day Kilgore
Melody Day Kilgore

Shannon Kilgore
Shannon Kilgore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Melody Day Kilgore, a married individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of July, 2005.



Jennifer Lynn Connell
NOTARY PUBLIC
My Commission Expires: 11/21/06

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 21, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Shannon Kilgore, a married individual, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of July, 2005.

Shannon Kilgore
NOTARY PUBLIC
My Commission Expires: 3/26/06



20050726000373640 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION

A part of the NE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 2 East and run thence South 88 deg. 14 min. 55 sec. East along the North boundary of said 1/4 1/4 Section for a distance of 54.91 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue South 88 deg. 14 min. 55 sec. East for a distance of 429.94 feet; thence North 59 deg. 22 min. 03 sec. East for 93.02 feet; thence South 67 deg. 38 min. 29 sec. East 141.55 feet to a point on the West right of way line of Wilsonville - Vincent Highway; thence South 26 deg. 58 min. 43 sec. West along said right of way for 219.38 feet; thence leaving said right of way proceed North 87 deg. 28 min. 45 sec. West for 548.78 feet; thence North 02 deg. 07 min. 22 sec. East 190.77 feet, back to the point of beginning; being situated in Shelby County, Alabama.

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