

# CORRECTED WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

### STATE OF ALABAMA **COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of (\$10.00) to the undersigned Grantor(s), Karen D Simmons, an unmarried lady, as surviving grantee of that certain warranty deed recorded in Instrument # 20050720000363170, James Richard Simmons, deceased on or about 4/1/2005, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto John Beasley and Kelli D Beasley (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

#### SEE EXHIBIT "A"

Address of Property:

1668 Highway 42

Calera, Alabama 35040

This Warranty Deed is being re-recorded to correct the grantee information of said warranty deed in Instrument # 20050720000363170.

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives 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, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of September, 2005.

By: Men Commond

Grantor

## STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen D Simmons, an unmarried lady, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this  $\frac{20+h}{40}$  day of September, 2005.

Commission Expires:

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 19, 2008 BONDED THRU NOTARY PUBLIC UNDERWRITERS

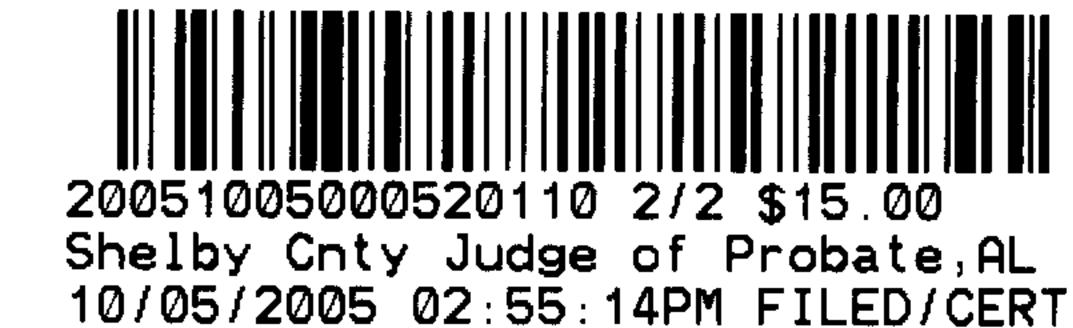
This Instrument Prepared By;

Kevin Hays, Attorney at Law 100 Concourse Parkway, Suite 101 Birmingham, AL 35244

Send Tax Notices To:

John Beasley and Kelli D Beasley 1668 Highway 42 Calera, Alabama 35040

# SEE EXHIBIT "A"



A parcel of land lying and being situated in the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the SE corner of Section 2, run North along the east section line of 2727.6 feet; thence run North 89 degrees, 11' W, 444.1 feet; thence run North 00 degrees, 03' E 640.1 feet to the beginning point of the lot here described; from said point thus established, continue said course 793.8 feet to a point on the south right of way line of Shelby County Road No. 42, thence run along said right of way line South 87 degrees, 50' W 412.6 feet; thence run South 00 degrees, 08' W, 764.6 feet; thence run South 88 degrees, 07' E, 414.4 feet and back to the place of beginning. LESS AND EXCEPT a parcel of land lying in the SE 1/4 NE 1/4 of Section 2, Township 22 South, Range 2 West, and more particularly described as follows: Starting at the northeast corner of aid Section 2, Township 22 South, Range 2 West, run southerly along the east boundary line of said Section 2, a distance of 1,228 feet, more or less to the south right of way line of Shelby County, Highway #42. Thence run southwesterly along said south R/W line for 830 feet, more or less, to the intersection of said south R/W line with the west side of chert road. Thence run \$ 0 degrees, 08 minutes West for 129.0 feet to the iron marker the point of beginning. Thence continue along same line for 372.0 feet to an iron marker. Thence run S 89 degrees 52 minutes E for 276.5 feet to an iron marker, Thence run N 0 degrees, 08 minutes E for 372.0 feet to an iron marker. Thence run N 89 degrees, 52 minutes E for 276.5 feet to an iron marker. Thence run N 0 degrees, 08 minutes East for 372.0 feet.