



Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

The following instrument is being recorded to correct the Warranty Deed recorded on 4/2/04 at 2004-170480. This corrective deed is necessary to attach the legal description that was inadvertently left off.

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **BRETT A. MELTON AND KIMBERLY A. MELTON, husband and wife** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **MARTHA E. BARRON AND SCOTT D. ATKERSON** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Block 2, according to the Survey of Cedar Bend, Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights; and specifically the following exceptions:

1. **Twenty foot building set back line as shown on recorded map.**
2. **Twenty foot easement on north and west side of lot lines and 30 foot Southern Natural Gas Company Easement on Southeast side of lot, as shown on recorded map.**
3. **Right-of-way granted to Alabama Power Company recorded in Volume 109, Page 582, Volume 174, Page 306 and Volume 226, Page 533.**
4. **Right-of-way granted to Southern Natural Gas Company recorded in Volume 90, Page 480 and Volume 142, Page 545.**
5. **Right-of-way granted to Plantation Pipeline as recorded in Volume 112, Page 207, and Volume 139, Page 201.**
6. **Reservations, restrictions, easements and notes as shown on plat recorded at Map Book 20, Page 18.**

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 30th day of June, 2006.

Brett A. Melton {L.S.}
Brett A. Melton

Kimberly A. Melton {L.S.}
Kimberly A. Melton

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned notary public, in and for said county and state, hereby certify that **Brett A. Melton and Kimberly A. Melton**, whose names 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.

Given under my hand and seal this 30th day of June, 2006.

Linda Thomas
Notary Public
My commission expires 12-14-09

GRANTEES' MAILING ADDRESS:

152 Cedar Bend Drive

Helena, Alabama 35080

THIS INSTRUMENT PREPARED BY:

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File # 6085