

THIS INSTRUMENT PREPARED BY:

Dawn I. McDonald, Attorney at Law

P. O. Box 610348

Birmingham, AL 35261

Deed prepared without opinion or examination of title.

4353338

STATE OF ALABAMA

COUNTY OF SHELBY

SEND TAX NOTICE TO:

Raegan Van Zant and

Donald Pfeiffer

1431 Highland Lakes Trl

Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and, and other good and valuable consideration to:

DONALD PFEIFFER and RAEGAN BYRD n/k/a
RAEGAN VAN ZANT, both unmarried

(hereinafter called Grantors), in hand paid by:

RAEGAN VAN ZANT and DONALD PFEIFFER

(hereinafter called Grantees), the receipt whereof is hereby acknowledged, the Grantors hereby grant, bargain, sell and convey to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as Exhibit "A"

1. Subject to County ad valorem taxes for 2008, that are a lien, but not due and payable at this time, and all subsequent years.
2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.
3. Any and all mortgages, liens or judgments of record on the property herein conveyed.
4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.

Note: For recording tax purposes, deed consideration, if required, is \$10,000.00 and it is being paid by the mortgage loan recorded simultaneously herewith.

Note: This deed is being executed for nominal consideration and only for the purpose of correcting name of Grantor/Grantee, Raegan Byrd Van Zant, to correct name on the title to the property. Reference Deed recorded 8/13/2007 as Instrument #20070813000379530

Address: 1431 Highland Lakes Trail, Birmingham, AL 35242; Parcel No: 09-2-04-0-003-067.000

TO HAVE AND TO HOLD to said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, in the event one Grantee survives the other, the entire interest in fee


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Shelby Cnty Judge of Probate, AL
04/14/2008 12:29:49PM FILED/CERT

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simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common. Said Grantors do for themselves, their successors and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their 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, we have hereunto set our hand and seal this the 26th day of March, 2008.

GRANTORS:

RAEGAN BYRD
N/K/A

RAEGAN VAN ZANT

DONALD PFEIFFER

ACKNOWLEDGMENT

State of Alabama

County of Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that RAEGAN BYRD n/k/a RAEGAN VAN ZANT and DONALD PFEIFFER, both unmarried, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the 26th day of March, 2008.

Dawn J. McDaniel
Notary Public

My commission expires: 2/25/10

EXHIBIT A

Legal Description

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as Lot 362, according to the amended map of Highland Lakes, 3rd Sector, Phase I, and Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use the private roadways, common area all as more particularly described in the declaration of easements and master protective covenants for Highland Lakes, a residential subdivision, recorded as Instrument No. 1994-07111 in the probate office of Shelby County, Alabama, and the declaration of covenants, conditions and restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded as Instrument NO. 1996-17544 in the probate office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

APN: 092040003067000