

**This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357**

**Send Tax Notice:  
Bonnie Phillips  
6125 Yellowwood Road  
Charlotte, NC 28210**

|                         |   |                      |
|-------------------------|---|----------------------|
| <b>STATE OF ALABAMA</b> | ) | <b>Corrective</b>    |
|                         | ) | <b>WARRANTY DEED</b> |
| <b>SHELBY COUNTY</b>    | ) |                      |

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Thirty Five Thousand and 00/100 Dollars (\$35,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jimmy Lawley and wife Linda L. Lawley,,** hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Lorraine Pearce Byrd,,** hereinafter called "Grantee" to hold during Grantee's natural life, and to have the full possession, benefit, and use of this property during that term, with the remainder on the Grantee's death a half interest to Linda B. Lawley and half interest to Bonnie B. Phillips in fee simple, together, with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Parcel 2—A parcel of land in the NW ¼ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of Section 9, Township 22 South, Range 3 West; thence S 0°00'27" W in a Southerly direction along the West line of said Section a distance of 641.98 feet to a point; thence S 87°59'29" E in an Easterly direction, leaving said Section line, a distance of 1275.83 feet to the **POINT OF BEGINNING**; thence continuing along the last described course in an Easterly direction a distance of 1303.54 feet to a point on the West right-of-way line of Shelby County Highway No. 15, an 80' wide right-of-way; thence S 6°34'47" W in a Southerly direction along said right-of-way a distance of 187.66 feet to a point; thence N 88°05'57" W in a Westerly direction, leaving said right-of-way, a distance of 1284.26 feet to a point; thence N 0°00'27" E in a Northerly direction a distance of 169.65 feet to the **POINT OF BEGINNING**. Said parcel containing 217,803 square feet or 5.00 Ac. +/-.

**Note: This property does not constitute homestead property for the Grantor nor the Grantee.**

**Note: This instrument was prepared without benefit of title search.**

**Note: Lorraine Pearce Bryd is now deceased. She died on or about February 18, 2009.**

**Note: This instrument is prepared to correct the legal description as previously found in Instrument No. 20070618000284490.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 1 day of April, **2009**.

# GRANTOR

GRANTOR  
  
 \_\_\_\_\_ (L.S.)  
 Jimmy Lawley

Linda B. Lawley (L.S.)  
Linda B. Lawley





20090409000130740 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
04/09/2009 08:36:47AM FILED/CERT

STATE OF ALABAMA

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ACKNOWLEDGMENT

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SHELBY COUNTY

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I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted names, Jimmy Lawley, and Linda B. Lawley, which are being to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1 day of April, 2009.

Angela Tubbs

NOTARY PUBLIC

My Commission Expires: 8/20/10