

This Instrument Prepared by:
HUGH C. HENDERSON, Esquire
BURTRAM & HENDERSON
3414 OLD COLUMBIANA ROAD
BIRMINGHAM, AL 35226

Send Tax Notice to:
CURT SCHUMACHER
CAROLE SCHUMACHER
3112 HIDDEN FOREST COVE
MONTEVALLO, AL 35335

20101110000377900 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
11/10/2010 01:45:01 PM FILED/CERT

WARRANTY DEED, Joint Tenants with Right of Survivorship
State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FORTY** THOUSAND and 00/100 (\$140,000.00) Dollars to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, **LYNDA E. MORRIS** (herein referred to as grantor) do grant, bargain, sell and convey unto **CURT SCHUMACHER and CAROLE SCHUMACHER** (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama

Subject to:

1. AD VALOREM TAXES FOR THE CURRENT TAX YEAR WHICH GRANTEEES ASSUME AND AGREE TO PAY.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-57072 AND INST. NO. 2006012600004280.
4. TITLE TO ALL MINERALS WITHIN UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 20050803000393990; REAL VOLUME 235, PAGE 318 AND REAL VOLUME 236, PAGE 825.
6. GRANTEE SPECIFICALLY GRANTS THE GRANTOR THE RIGHT TO RESIDE ON SAID PROPERTY AS LONG AS SHE CHOOSES OR UNTIL HER DEATH.
7. This is a DEED OF CORRECTION correcting the Deed of 11/9/10 between the parties recorded 11/10/10 as instrument #20101110000376360.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of Nov., 2010.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that LYNDA E. MORRIS 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 conveyance, she executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 10th day of Nov., 2010.

Bruce A. Burtram
NOTARY PUBLIC
My Commission Expires: 2/26/13