


20110907000264730 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
09/07/2011 01:46:52 PM FILED/CERT

Requested by:
Kim Roppolo
and Return To:

Fidelity National Title Group
2001 Bryan Street, Suite 1700
Dallas, TX 75201
(800) 442-4303
NTCC-WILLIS-CHARLES

CORPORATION WARRANTY DEED JOINT WITH SURVIVORSHIP

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL
DESCRIPTION OF THE WARRANTY DEED RECORDED AS INSTRUMENT:
19770927000102220, BOOK 308, PAGE 16. THE CORRECTED LEGAL
DESCRIPTION IS ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

NAME: Joel C. Watson, Attorney at Law

ADDRESS: P. O. Box 987, Alabaster, Alabama 35007

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Shelby COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Fifty-four Thousand & no/100 Dollars and other good and valuable consideration

to the undersigned grantor, J. E. Kelly Co., Inc.

a corporation, in hand paid by Charles T. Willis and wife Sara Bolling Willis

the receipt whereof is acknowledged, the said J. E. Kelly Co., Inc.

does by these presents, grant, bargain, sell, and convey unto the said Charles T. Willis and wife Sara Bolling Willis

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of the S.W. 1/4 of the N.W. 1/4 of Section 3, Township 19 South of Range 2, West and being more particularly described as follows: Commence at the S.E. Corner of said 1/4 1/4 Section thence west along the south line of same a distance of 591.22 feet to the easterly right of way line of the New Caldwell Mill Road, thence 96° 58' to the right in a northerly direction along said right of way a distance of 438.60 feet to the point of beginning, thence continue along the last named course a distance of 212.00 feet, thence 91° 23' to the right in a southerly direction a distance of 103.86 feet thence 88° 37' to the right in a westerly direction a distance of 209.50 feet to the point of beginning.

\$47,000.00 of the above purchase price was by the execution of a purchase money mortgage executed simultaneously herewith.

Subject to easements and restrictions of record.

19770927000102220 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/27/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Charles T. Willis and wife Sara Bolling Willis 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said J. E. Kelly Co., Inc.

does for itself, its successors

and assigns, covenant with said Charles T. Willis and wife Sara Bolling Willis

heirs and assigns, that it 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. E. Kelly Co., Inc.

signature by James E. Kelly, Jr.

has hereunto set its

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this 23rd day of September, 1977.

ATTEST:

Secretary.

By

President

I certify this to be a true and correct copy
8-18-11
2pp
Probate Judge
Shelby County

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
15 No. 21st Street Birmingham, Ala.

WARRANTY DEED

CORPORATION

Charles T. Willis and wife
Sara Bolling Willis

J. E. Kelly Co., Inc.
A corporation
TO

State of Alabama

Shelby COUNTY;

I, Joel C. Watson, a Notary Public in and for said county in said state, hereby certify that James E. Kelly, Jr. whose name as the President of the J. E. Kelly Co., Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of September, 1977

Joel C. Watson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THE
INSTRUMENT WAS FILED

1977 SEP 27 AM 8:36

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

Deed 7.00 Doc Mtg. 369-781
Rec. 3.00
Index 1.00
11.00



19770927000102220 2/2 \$.00
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EXHIBIT "A"

LEGAL DESCRIPTION

In Shelby County, Alabama to-wit:
A part of the S.W. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of section 3, Township 19, South of Range 2, West and being more particularly described as follows: Commence at the S.E. Corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section thence west along the south line of same a distance of 591.22 ft. to the easterly right of way line of the New Caldwell Mill Road, thence $96^{\circ} 58'$ to the right in a northerly direction along said right of way a distance of 438.60 ft. to the point of beginning, thence continue along the last named course a distance of 103.83 ft. thence $90^{\circ} 0'$ to the right in a easterly direction a distance of 212.00 ft. thence $91^{\circ} 23'$ to the right in a southerly direction a distance of 103.86 ft. thence $88^{\circ} 37'$ to the right in a westerly direction a distance of 209.50 ft. to the point of beginning.

Mineral and mining rights excepted.

The following restrictions to run with the land: Only a single family dwelling used only for residential use having 1700 sq. ft. of living area or more, excluding porches, carports, garage or basement; no building closer than 15% of the lot width to side property lines nor closer than 7 $\frac{1}{2}$ ft. to road right of way or rear property line. No fence to be erected closer to front road than the front corner of house. No trailers, mobile homes, garage apartments, barn or other outbuildings shall be erected on said lot for use either temporarily or permanently as a residence. Only domestic pets are allowed. Plans and specifications must be submitted for approval of grantors or their agents before commencing construction.