

This instrument was prepared by:
Foster : Associates, LLC
Atty. Alan L. Foster
490 Wildwood North Circle, Suite 170
Birmingham, AL 35209

Send Tax Notice To:
Nathaniel D. Hall
115 Village Lane
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)
CORRECTED
WARRANTY DEED

20090416000139800 1/1 \$19.50
Shelby Cnty Judge of Probate, AL
04/16/2009 12:40:17PM FILED/CERT

THIS INDENTURE, made and entered into on this the 15th day of April, 2009 by and between Alvin J. Garrett and Nedra M. Garrett, husband and wife hereinafter referred to as Grantor(s), and , hereinafter referred to as Grantee(s): Nathaniel D. Hall

WITNESSETH:

That for and in consideration of the sum of One Hundred Sixty Seven Thousand Dollars and 00/100 (\$167,000.00), the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of SHELBY, State of Alabama, to wit:

Lot 49, according to the Survey of High Ridge Village Phase I, as recorded in Map Book 27, Page 140, in the Probate Office of Shelby County, Alabama.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THE GRANTORS SPOUSE.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of SHELBY County, Alabama.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE in favor of Regions Bank dba Regions Mortgage for \$158,650.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

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

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.

By: Alvin J. Garrett
Alvin J. Garrett, Grantor

By: Nedra M. Garrett
Nedra M. Garrett, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)
Acknowledgement

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Alvin J. Garrett and Nedra M. Garrett, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2009.

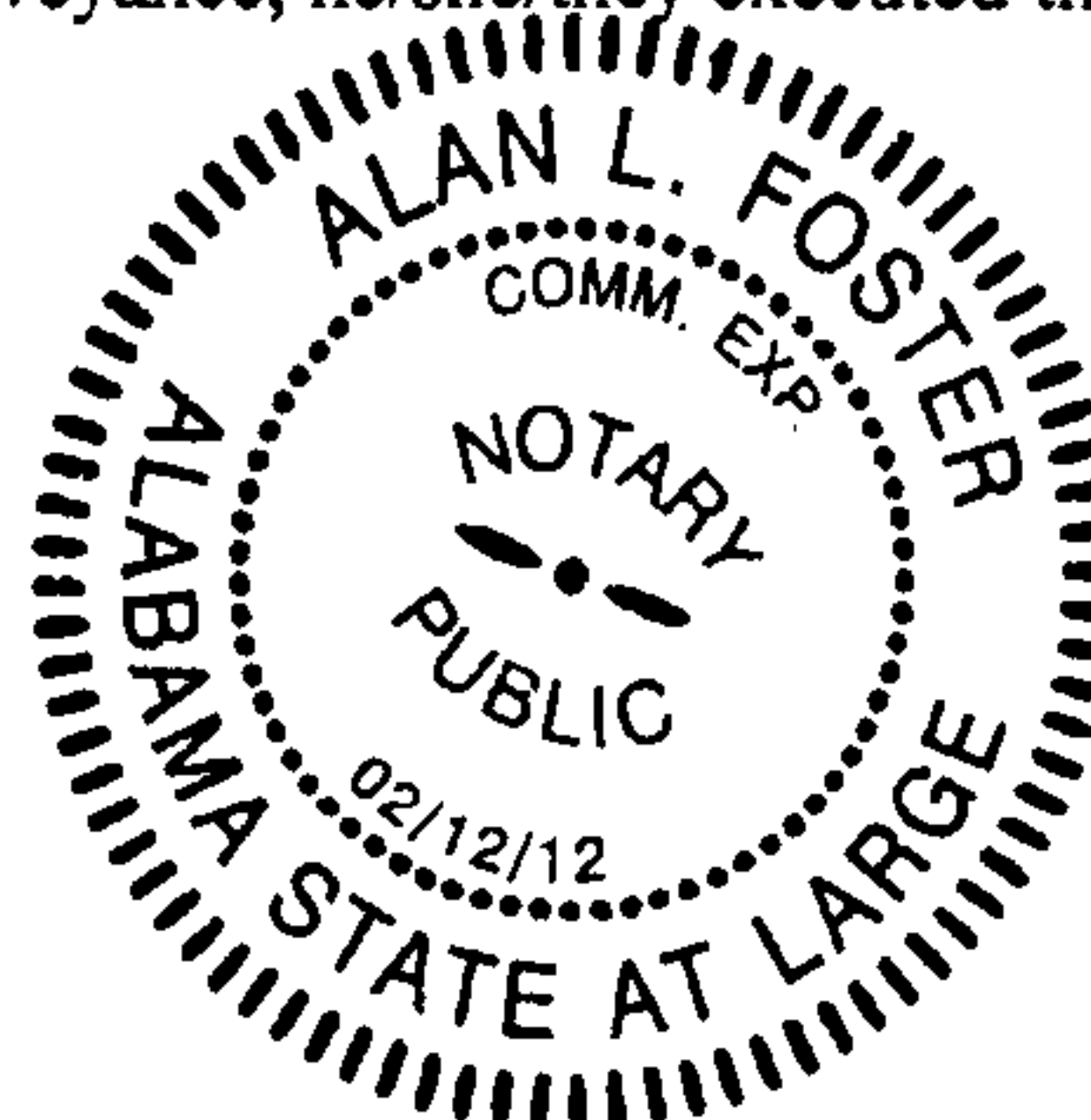
Notary Public:

My Commission Expires: 2/12/12

This deed is being re-recorded to add the name of the Grantee, Nathaniel D. Hall

Shelby County, AL 04/16/2009
State of Alabama

Deed Tax: \$8.50



20130418000159700 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
04/18/2013 03:17:17 PM FILED/CERT

I certify this to be a true and correct copy
3/29/13
1pg KM
Probate Judge
Shelby County