

This Warranty Deed is being re-recorded to correct the lot number in the legal description.



20130822000343910 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/22/2013 02:01:22 PM FILED/CERT

Send tax notice to

MICHAEL L. HEWITT
332 HUNTER HILLS CIRCLE
CHELSEA, AL, 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2013142

C O R R E C T E D

WARRANTY DEED



20130506000187090 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/06/2013 03:31:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Eight Thousand and 00/100 Dollars (\$178,000.00) in hand paid to the undersigned, JOHN DOUGLAS and RENA DOUGLAS, Husband and Wife (hereinafter referred to as "Grantors") by MICHAEL L. HEWITT and MELISSA A. HEWITT (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

33

LOT 3, ACCORDING TO THE SURVEY OF HUNTER HILLS, PHASE TWO, AS RECORDED IN MAP BOOK 22, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. ANY PRIOR REERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES, OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER THE LAND.
4. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LA3W AND NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD DISCLOSED B AN ACCURATE SURVEY.
6. EASEMENTS OR OTHER USES OF THE LAND NOT VISIBLE FROM THE SURFACE, OR AWSEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
7. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
8. BUILDING LINE, RIGHT OF WAY, EASEMENT, RESTRICTON, RESERVATION AND CONDITION, IF ANY, AFFECTING THE LAND.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN INSTRUMENT NO. 1997-3808, IN THE PROBAE OFFICE.
10. A 30 FOOT BUILDING SETBACK LINE FROM HUNTER HILLS CIRCLE AS RECORDED IN MAP BOOK 22, PAGE 94, IN THE PROBATE OFFICE.
11. A 10 FOOT EASEMENT ALONG THE NORTHERLY AND WESTERLY SIDES OF LOT AS SHOWN ON RECORDED MAP BOOK 22, PAGE 94 IN THE PROBATE OFFICE.
12. RIGHT OF WA GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 102, PAGE 105, VOLUME 242 PAGE 462 AND VOLUME 222 PAGE 735 IN THE PROBATE OFFICE.

13. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN BOOK 37, PAGE 289 IN THE PROBATE OFFICE.


\$181,632.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of April, 2013.



JOHN DOUGLAS

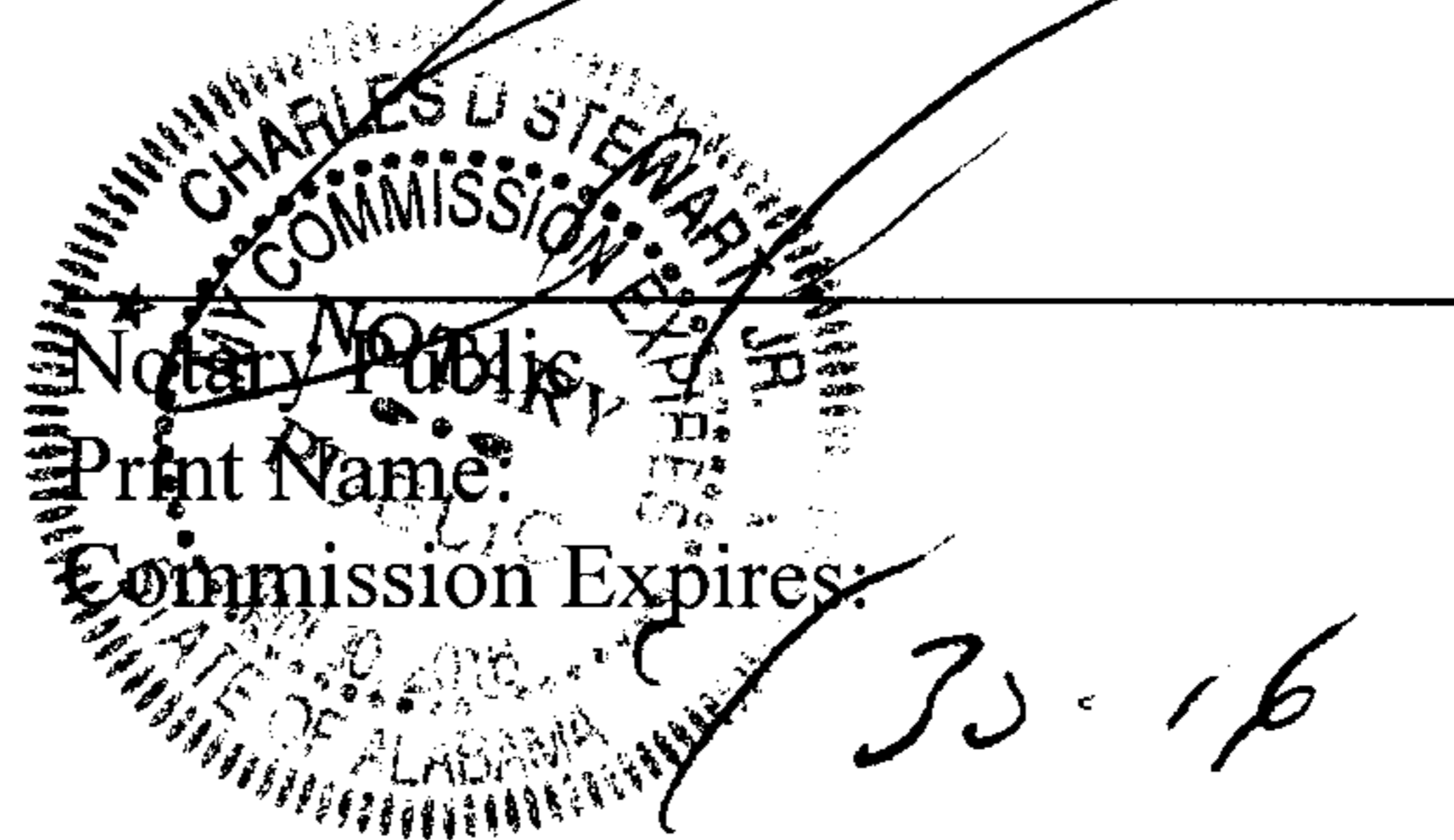



RENA DOUGLAS


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN DOUGLAS and RENA DOUGLAS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2013.




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