

SEND TAX NOTICE TO:

Name: Michael Matthews

Address: 6207 Manchester Circle
Pelham, Alabama 35124

This instrument was prepared by

Name **Larry L. Halcomb**
Attorney at Law
Address **15 Office Park Circle, Suite #100**

Birmingham, AL 35223

This is a corrected Deed to correct manner of Execution, legal description and Notary Acknowledgment of Deed recorded in Instrument #2004020300055610.

WARRANTY DEED -

STATE OF ALABAMA }
 }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One hundred forty thousand eight hundred and no/100 (\$140,800.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Andy Bruce Ward and wife, Renae Ward

(herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto

Michael Matthews

(herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 39, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of SHELBY County, ALABAMA.

Also: Part of Lot 40, Valley Station, Second Sector, a Map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 48, more particularly described as follows:

Beginning at the Northeast corner of said Lot 40, run in a Southerly direction along the East line of said Lot 40 for a distance of 124.99 feet to the Southeast corner of said Lot 40; thence turn an angle to the right and run along the curved right of way line of Manchester Circle in a Northwesterly direction for a distance of 28.26 feet; thence turn an angle to the right and run in a Northeasterly direction for a distance of 114.31 feet to the point of beginning.

Subject to Taxes for 2004.

Subject to easements, building lines and restrictions as shown on recorded map.

Subject to right of way granted to Alabama Power Company recorded in Shelby Real 313, Page 36.

Subject to right of way granted to South Central Bell Telephone Company recorded in Shelby Real 313,
Page 713.

\$140,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

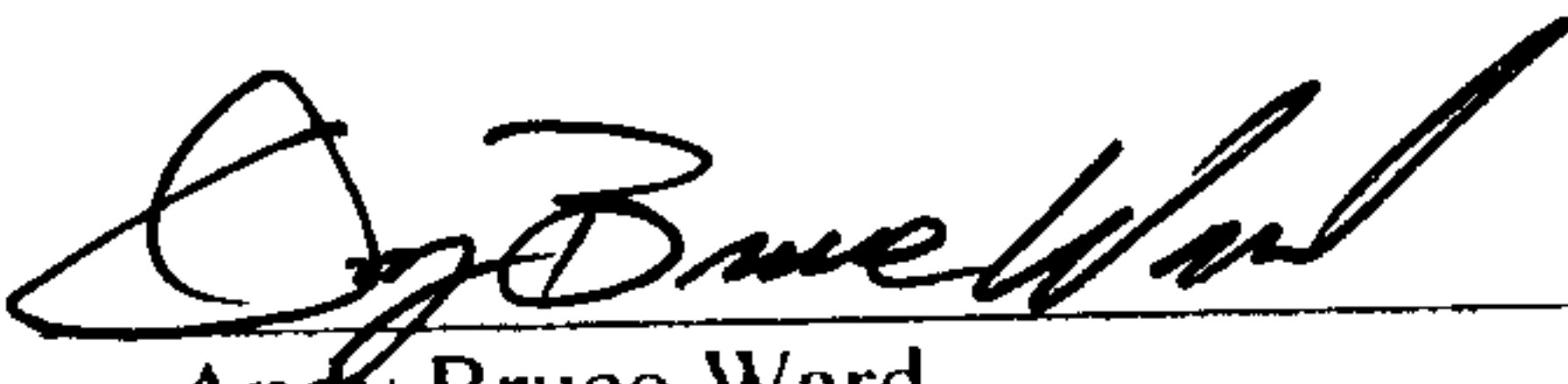
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

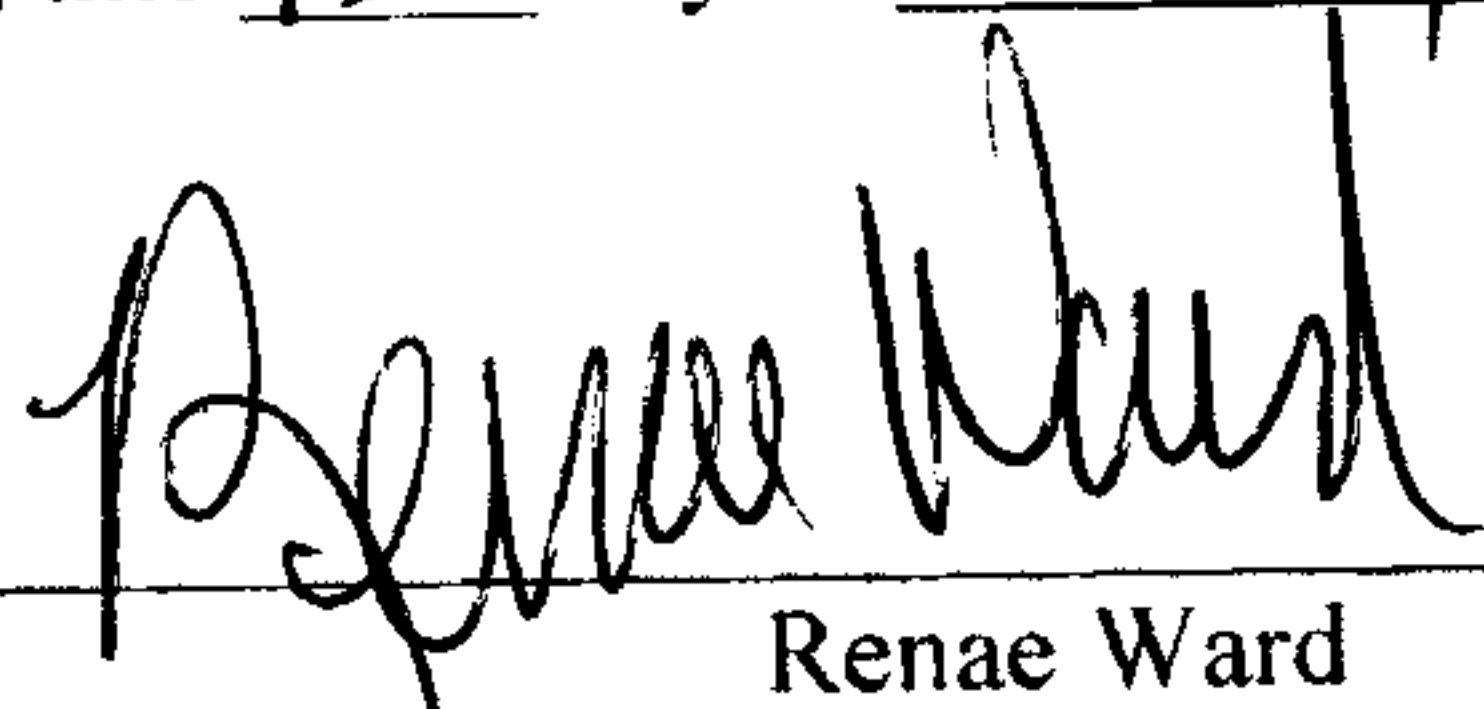
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and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



20140225000051070 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/25/2014 08:26:43 AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this 18th day of February, 2014.

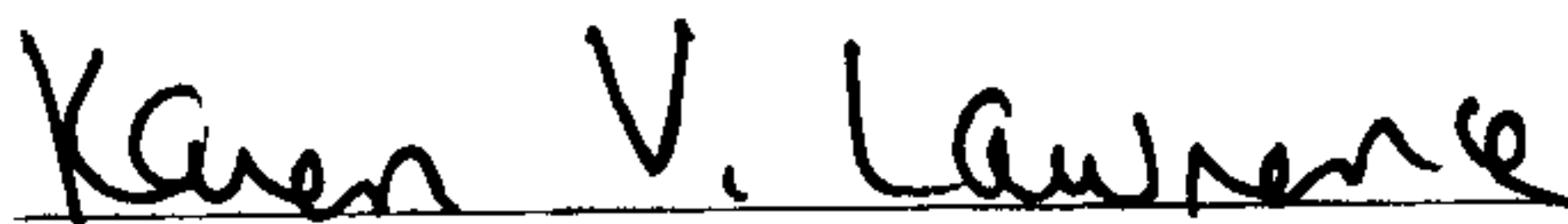
 (Seal)
Andy Bruce Ward

 (Seal)
Renae Ward

STATE OF ALABAMA } General Acknowledgment
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andy Bruce Ward and wife, Renae Ward**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February A.D., 2014.

 (Seal)
Notary Public -
My Commission expires: 1/16/2018

KAREN V. LAWRENCE
Notary Public, Alabama State At Large
My Commission Expires January 16, 2018


20140225000051070 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
02/25/2014 08:26:43 AM FILED/CERT