

THIS WARRANTY DEED IS BEING RE-RECORDED TO SHOW WILDA R. FOSTER  
IS ONE AND THE SAME AS WILDA RAE FOSTER.

Send tax notice to:

MARK E. LOVELL  
4176 CROSSINGS LANE  
BIRMINGHAM, AL, 35242

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

2014376

**CORRECTED**  
**WARRANTY DEED**

  
20140808000247940 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
08/08/2014 12:31:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars  
(\$290,000.00) **the amount which can be verified in the Sales Contract between the  
two parties** in hand paid to the undersigned, JAMES R. FOSTER and WILDA R.  
FOSTER, HUSBAND AND WIFE **whose mailing address is:**

2048 Montreat Drive Birmingham AL 35216 (hereinafter  
referred to as "Grantors") by MARK E. LOVELL and PATRICIA H. LOVELL **whose  
mailing address is: 4176 CROSSINGS LANE BIRMINGHAM, AL 35242**

(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:

LOT 373, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS THIRD  
SECTOR, AS RECORDED IN MAP BOOK 33, PAGE 154, IN THE PROBATE OFFICE  
OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH  
CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE  
UNTIL OCTOBER 1, 2014.
2. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN  
INSTRUMENT #20040204000057760.
3. RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT #1997-  
23467, IN INSTRUMENT #1997-20511, IN INSTRUMENT  
#20051021000549650, AND IN INSTRUMENT #20050824000436120.
4. EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN  
INSTRUMENT #1997-20513.
5. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN  
INSTRUMENT RECORDED IN INSTRUMENT #2002-02381, BUT  
OMITTING ANY COVENANT, CONDITIONS OR RESTRICTION, IF  
ANY, BASED ON RACE, COLOR RELIGION, SEX, HANDICAP,  
FAMILIAL STATUS, OR NATIONAL ORIGIN.
6. RIGHT OF WAY TO THE CITY OF HOOVER AS RECORDED IN  
INSTRUMENT #2000-40742, INSTRUMENT #2000-40741 AND IN  
INSTRUMENT #2000-25988.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN  
REAL VOLUME 142, PAGE 148.
8. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN VOLUME  
233, PAGE 700, IN VOLUME 216, PAGE 29 AND IN VOLUME 282, PAGE  
115.
9. CONDITIONS, RESERVATIONS, RELEASE OF DAMAGES AS  
RECORDED IN INSTRUMENT #20050317000121220.
10. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND BUILDING  
SETBACK LINES AS SHOWN ON RECORDED MAP AND SURVEY OF  
CALDWELL CROSSINGS THIRD SECTOR RECORDED IN MAP BOOK

  
20140910000282840 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
09/10/2014 11:00:28 AM FILED/CERT

Shelby County: AL 08/08/2014  
State of Alabama  
Deed Tax: \$29.00



33, PAGE 154, IN THE OFFICE OF THE JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA.

\*WILDA R. FOSTER IS ONE AND THE SAME AS WILDA RAE FOSTER

\$261,000.00 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 30th day of July, 2014.

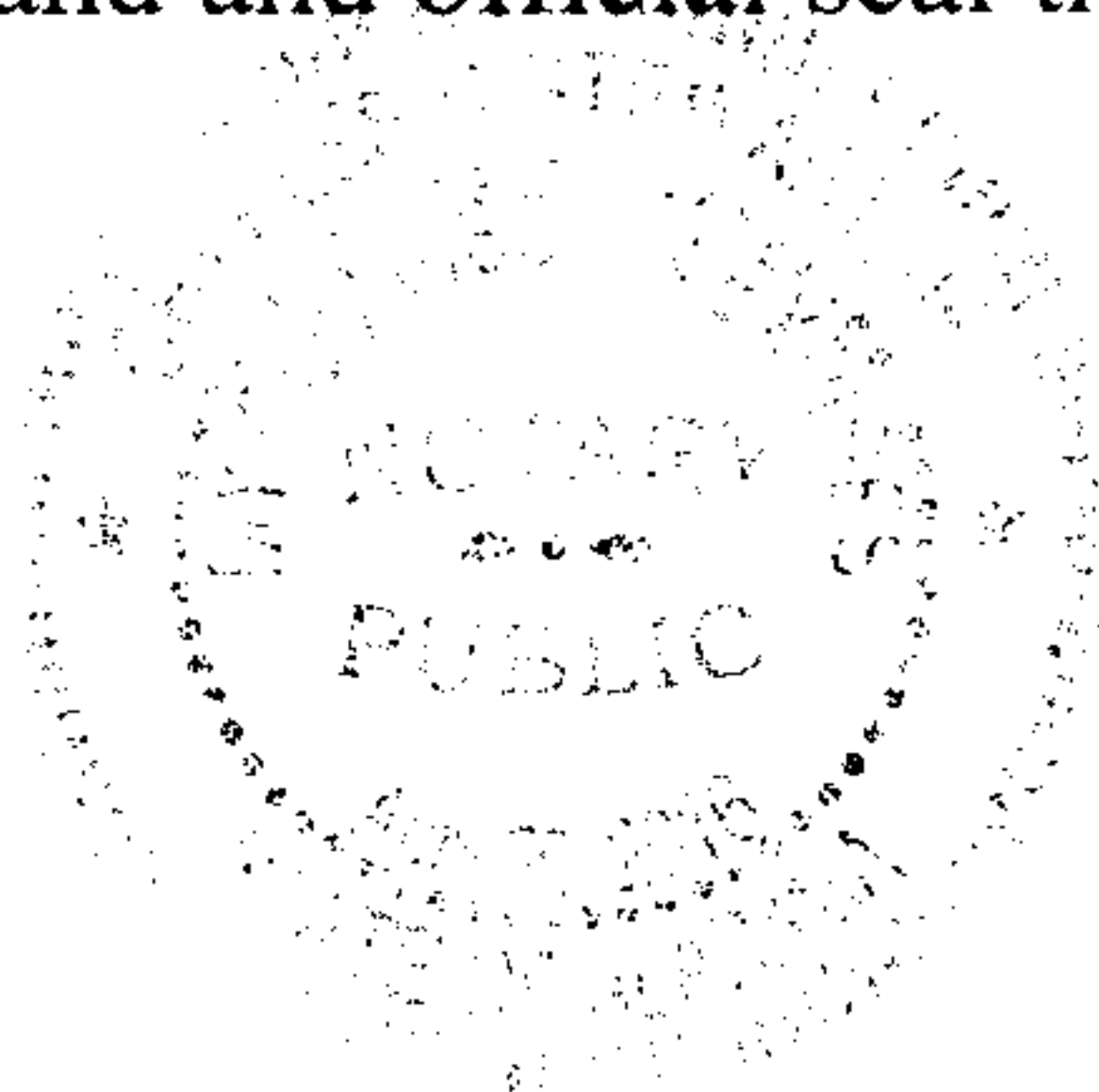
*James R. Foster*  
JAMES R. FOSTER  
*Wilda Rae Foster*  
WILDA R. FOSTER

20140910000282840 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JAMES R. FOSTER and WILDA R. FOSTER, 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 30th day of July, 2014.



*Charles J. Farrant, Jr.*  
Notary Public  
Print Name: Charles J. Farrant, Jr.  
Commission Expires:

4-30-16

20140808000247940 2/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
08/08/2014 12:31:03 PM FILED/CERT