

768

CORRECTIVE DEED

This instrument was prepared by

1321

107

Send Tax Notice To:

name

(Name) Lamar Ham

address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Five Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rhett G. Barnes, an unmarried man, Rhett G. Barnes, Jr. and Bettye B. Wright, as Trustees of the Irrevocable Trust created by Rhett G. Barnes, Sr. under Indentures of Trust dated December 28, 1983 and January 5, 1984.

(herein referred to as grantors) do grant, bargain, sell and convey unto Gary Nichols and Beverly D. Nichols

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 24, Township 20 South, Range 3 West, described as follows:

Commence at the S.E. Corner of the S.E. 1/4 of the S.E. 1/4 of Section 24 and go South 89 degrees 52 minutes 17 seconds West for 782.20 feet to the East Boundary of Interstate Highway No. 65; thence North 06 degrees 51 minutes East along said boundary for 19.81 feet to a concrete monument; thence North 04 degrees 51 minutes 05 seconds West along said boundary for 570.00 feet to a concrete monument and the point of beginning; thence North 07 degrees 21 minutes 09 seconds East along said boundary for 149.40 feet to a concrete monument; thence North 02 degrees 57 minutes 07 seconds West along said boundary for 200.00 feet; thence North 85 degrees 14 minutes 40 seconds East for 267.62 feet to a point on a curve to the left on the West Boundary of McCain Parkway, said curve having a central angle of 05 degrees 12 minutes 33 seconds and a radius of 3849.72 feet; thence Southerly along said curve for 350.00 feet; thence South 85 degrees 58 minutes West for 293.67 feet to the Point of Beginning, containing 2.18 Acres more or less.

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

\$70,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This deed is given to correct the legal description of that certain deed recorded in Book 095 page 788 in the said Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

day of October, 1986

WITNESS:

(Seal)

(Seal)

(Seal)

BOOK 128 PAGE 356

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Rhett G. Barnes, an unmarried man

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

7th

day of

October

A. D. 1986

Jean L. Borders

Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

On this 7th day of October, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Rhett G. Barnes, Jr., whose name as Trustee under Indentures of Trust dated December 28, 1983, and January 5, 1984, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this the 7th day of October, 1986

Joan L. Borders
Notary Public

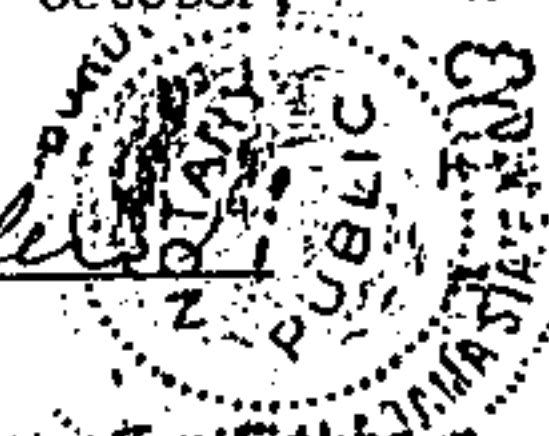


STATE OF ALABAMA
JEFFERSON COUNTY

On this 7th day of October, 1986, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Bettye B. Wright whose name as Trustee under Indentures of Trust dated December 28, 1983, and January 5, 1984, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she, in her capacity as such Trustee and with full authority, executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the 7th day of October, 1986.

Joan L. Borders
Notary Public



I CERTIFY THIS TO BE A TRUE AND CORRECT COPY.

Thomas A. Snowden, Jr.
Probate Judge Shelby County
3/11/87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 OCT 16 PM 12:36

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 15.00
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 2.00
- TOTAL 22.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 DEC -8 PM 1:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ Re-Recorded
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 2.00
- TOTAL 7.00

1987 MAY -1 PM 1:07

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to:
LAMAR HAM
ATTORNEY AT LAW
6512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35203

Recording Fee \$
Deed Tax \$
\$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

LAMAR HAM
ATTORNEY AT LAW
6512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35203