

CORRECTIVE DEED

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This instrument was prepared by

Send Tax Notice To: Martin Lee Everse and  
name Janice Seaman Everse  
471 Pineview Road  
address Montevallo, AL 35115  
#58-27-5-21-4-002-011

(Name) Gene W. Gray, Jr.  
2100 16th Avenue South  
(Address) Birmingham, AL 35205

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Five Thousand and no/100----- DOLLARS

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

William B. Keller, as Executor of the Estate of Wilson Cratie Corbett  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Martin Lee Everse and Janice Seaman Everse

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 11, Block 5, Arden Subdivision, Town of Montevallo, Shelby County, Alabama according to map recorded in Map Book 3, Page 64 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$42,750.00 of the consideration was paid from the proceeds of a mortgage loan.

This deed is being recorded to correct that certain deed recorded in Book 139, Page 443 in the Office of the Judge of Probate of Shelby County, Alabama, to reflect the correct spelling of the grantees name.

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, I have hereunto set my hand(s) and seal(s), this 1st day of July, 19 87.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

William B. Keller (Seal)  
William B. Keller, as Executor of the  
Estate of Wilson Cratie Corbett (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

\_\_\_\_ COUNTY

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

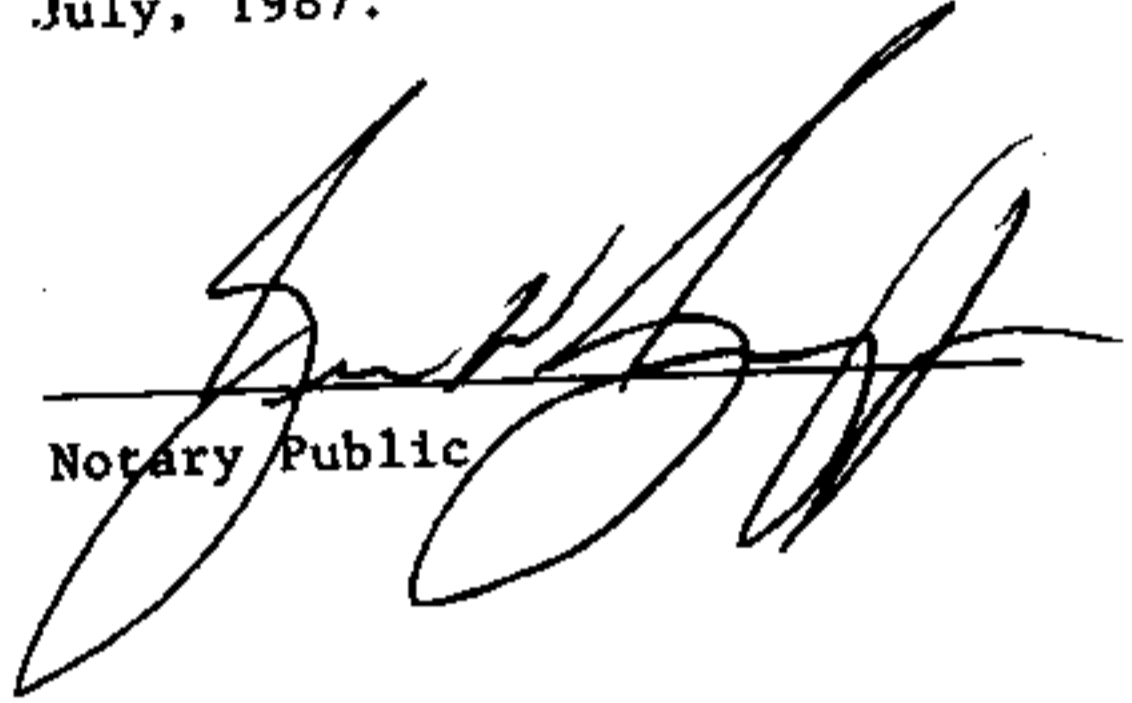
State of Alabama

Jefferson County

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that William B. Keller whose name as executor of the estate of Wilson Cratie Corbett 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, in his capacity as such executor executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of July, 1987.

Notary Public



My Commission Expires: 11/9/90

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 AUG -4 PM 3:11

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>Corrected</u>
2. Mtg. Tax	
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>600</u>

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MOB

BIRMINGHAM, ALABAMA 35203

317 NORTH 20th STREET

LAND TITLE COMPANY OF ALABAMA

THIS FORM FROM

Recording Fee \$  
Deed Tax \$

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

TO

Return to:  
RETURN TO:  
Corley, Mancus, Bynum & DeBuys, Attorneys  
2100 South 16th Avenue  
Birmingham, Alabama 35205