

201
Send Tax Notice To:

(Name) Barbara Webster

(Address) 5978 South Shades Crest Road
Bessemer, Alabama 35023

This instrument was prepared by

(Name) JON B. TERRY

(Address) 1813 3rd Avenue, Bessemer, Alabama 35020

**CORRECTIVE
WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar (\$1.00) the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

GRAHAM N. WEBSTER and wife, RUBY WEBSTER

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

BARBARA WEBSTER, married woman

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

Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 5 West, and run West along the South boundary line of said NW 1/4 of NW 1/4 a distance of 310.0 feet to the point of beginning; thence continue last described last described course in a westerly direction a distance of 350.0 feet; thence turn right an angle of 89 degrees 14 minutes 15 seconds in a Northerly direction a distance of 1320 feet, more or less, to a point on the North line of said NW 1/4 of NW 1/4; thence turn right an angle of 90 degrees 45 minutes 15 seconds in an Easterly direction and along the North boundary line of said NW 1/4 of NW 1/4 a distance of 330.0 feet; thence turn right an angle of 89 degrees 14 minutes 15 seconds in an Easterly direction a distance of 1192.65 feet; thence turn

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F. WAYNE KEITH

2025 SECOND AVENUE NORTH
BIRMINGHAM, AL 35203

left an angle of 7 degrees 41 minutes 15 seconds in a Southeasterly direction a distance of 128.5 feet, more or less, to the point of beginning.

SUBJECT TO: This conveyance is made subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

This conveyance is on the condition that, during the lifetimes of each of the grantors, neither of the grantees herein, or their heirs or assigns, may convey this property without having first offered to convey the same to the grantors, or to the survivor of them if one shall have died, for the then reasonable market value of whatever residential building or other structure may then be erected on the property, exclusive of the value of the unimproved land. If the parties are unable to agree on such value it shall be determined by arbitration in which the then owners shall appoint one person engaged in the sale or appraisal of real estate and familiar with values of real estate in the area of this property, the grantors herein or surviving grantor shall appoint one person similarly qualified, and these two shall appoint a third person similarly qualified. The decision of these three persons, or a majority of them if they cannot unanimously agree, on the value of the structure or structures shall be binding and conclusive as to the price which must be paid by the grantor to repurchase the property. Grantors, or the surviving grantor, shall have sixty (60) days from the date on which they were offered the right to repurchase, in which to pay the required sum to the then owners for a conveyance and if such sum is not paid in sixty (60) days their right to repurchase shall become null and void and neither of the grantors shall have any further interest in said property.

This provision shall not be construed so as to prohibit grantees from executing mortgages on said property and shall be subject to the right of grantees to execute a mortgage or mortgages of this property as security for a loan or loans to grantees, or either of them, and the rights of a mortgagee shall be superior to the right of grantors to repurchase. In the event grantors or one of the grantors shall elect to repurchase under the right herein reserved the title as reconveyed to grantors or grantor shall be subject to any then existing mortgage and grantors shall be credited on the purchase price with whatever sum is then owed to the mortgagee and secured by such mortgage.

THIS DEED IS TO CORRECT THE DEEDS FILED IN BOOK 285, PAGE 841 AND BOOK 213, PAGE 281, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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

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 17th day of April, 1990.

Graham N. Webster (SEAL)
GRAHAM N. WEBSTER
Ruby Webster (SEAL)
RUBY WEBSTER

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GRAHAM N. WEBSTER and wife, RUBY WEBSTER, 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 17th day of April, 1990.

Deborah L. Patterson
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAY -3 AM 11:05

James P. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	Corrected
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.80
4. Indexing Fee	\$ 7.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.25
Total	\$ 22.55