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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Renea and Cathy Tolleson  
(Address) 2800 Hwy 42  
Calera, Al. 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law  
(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Five Hundred and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
R. A. Tolleson, a single man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Renea and Cathy Tolleson

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

Shelby County, Alabama to-wit:

Commence at the northwest corner of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line of said section a distance of 1,997.97 feet to the point of beginning of the property being described; Thence continue along last described course 295.16 feet to a point; Thence turn 89 degrees 22 minutes 53 seconds right and run southerly 295.16 feet to a point; Thence turn 90 degrees 37 minutes 07 seconds right and run westerly 295.16 feet to a point; Thence turn 89 degrees 22 minutes 53 seconds right and run northerly 295.16 feet to the point of beginning.

Also; There is a proposed forty foot (40.0 feet) wide easement for access into subject property described as follows: Commence at the Northwest corner of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the North line of said Section 12 a distance of 2,293.13 feet to a point; Thence turn 89 degrees 22 minutes 53 seconds right and run Southerly 88.72 feet to the point of beginning of the easement being described; Said easement being twenty feet (20.feet) on each side of the following described centerline; Thence turn 89 degrees 03 minutes 38 seconds left and run Easterly 103.46 feet to a point; Thence turn 49 degrees 29 minutes 13 seconds left and run Northeasterly 253.09 feet to a point; Thence turn 16 degrees 11 minutes 18 seconds right and run Northeasterly 261.62 feet to a point; Thence turn 26 degrees 31 minutes and 58 seconds right and run 43.07 feet to the intersection of subject centerline with the Westerly right of way line of Shelby County Highway No. 42 and the end of easement.

According to the survey of Joseph E. Conn, Jr., Alabama P.L.S., dated February 4, 1994, and survey revised June 14, 1994.

THIS IS A CORRECTIVE DEED TO CORRECT LEGAL DESCRIPTION AS SHOWN ON DEED RECORDED IN INSTRUMENT NO. 1994-7677 IN PROBATE OFFICE IN SHELBY COUNTY, ALABAMA.

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 17th day of June, 1994.

WITNESS:

\_\_\_\_\_(Seal) R. A. Tolleson \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. A. Tolleson 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 17th day of June, A. D., 1994

[Signature]  
Notary Public.

# 1994-20168  
06/24/1994-20168  
02:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9.50  
001 MCD