

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

(Name) Dewey Hardin
3602 Cahaba Beach Road
(Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

CORRECTIVE

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Dewey Hardin and wife, Vickie L. Hardin

(herein referred to as grantors) do grant, bargain, sell and convey unto
Dewey Hardin and wife, Vickie L. Hardin

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

Shelby County, Alabama to-wit:

Commence at the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West and run thence Northerly along the East boundary of said Quarter-Quarter Section 495 feet for point of beginning; thence continue Northerly along the East boundary of said Quarter-Quarter Section 165 feet; thence turn a right angle to the left and run thence Westerly 100 feet; thence turn an angle of 90 degrees to the left and run Southerly, parallel with the East boundary of said Quarter-Quarter Section 165 feet; thence turn an angle of 90 degrees to the left and run thence Easterly and parallel with the North boundary of said Quarter-Quarter Section 100 feet to point of beginning.
Being situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

Dewey Hardin is the surviving grantee in that certain deed recorded in Deed Book 275, Page 242, in Probate Office of Shelby County, Alabama; the other grantee, Linda Hardin, having died on or about the 24th day of December, 1995.

This deed is given to correct the legal description contained in that certain deed recorded in Instrument #1996-14122, in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 22nd

day of July, 1996

WITNESS:

(Seal) Dewey Hardin (Seal)
Dewey Hardin
(Seal) Vickie L. Hardin (Seal)
Vickie L. Hardin

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dewey Hardin and wife, Vickie L. Hardin 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 22nd day of July, A. D. 19 96

Quet Parson
Notary Public

Inst # 1996-23490
07/22/1996-23490
11:24 AM CERTIFIED
SHELBY COUNTY OFFICE OF PROBATE
9.50
901 SNA