

SEND TAX NOTICE TO:

(Name) Diane T. & Paul Champion
P.O. Box 83
(Address) Westover, Alabama 35185

This instrument was prepared by

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

Form 1-1.5 Rev. 1/82 CORRECTIVE
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 Thirty-Five Thousand, Two Hundred Eighty and no/100th ----- DOLLARS
Inst # 1999-06216

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

Judy J. Eastis, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Diane T. Champion and husband, P. Paul Champion

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

02/12/1999-06216
2:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

PARCEL 1: Shelby County, Alabama to-wit:

Part of the SW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 East, more particularly described as follows:

Begin at the SW corner of said Section; thence run East along the South line thereof 487.34 feet to the Westerly right of way of Hebb Road and a point of curve to the right, having a radius of 5413.61 feet; thence 81 degrees 35 minutes 04 seconds left to chord run along said curve and said right of way 1008.67 feet to a point of curve to the right, having a radius of 1392.62 feet; thence continue along last described course and along said curve 328.58 feet; thence 93 degrees 35 minutes 13 seconds left from chord run 365.57 feet to the NW corner of the SW 1/4 of the SW 1/4 of said Section; thence 90 degrees 17 minutes 24 seconds left run South along said line 1323.87 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated February 20, 1995.

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

Subject to the following restrictions: There shall be no mobile homes or manufactured homes placed on the above described property; However, the Grantor herein agrees to let Grantees herein have mobile home on this property for a period of one year, commencing with the execution of this deed, for residence during the construction of a house. The house must be complete and the mobile home must be removed from the property by the end of said year.

Boy M. Eastis, who reserved a life estate in caption lands in deed recorded in Deed Book 261, Page 217, in Probate Office, died on or about the year, 1976.

THIS IS A CORRECTIVE DEED GIVEN TO ADD THE RESTRICTIONS SET FORTH HEREINABOVE WHICH WERE OMITTED FROM ORIGINAL DEED RECORDED IN INSTRUMENT #1996-06472 IN 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, I have hereunto set my hand(s) and seal(s), this 28th

day of February, 1996

WITNESS:

(Seal) Judy J. Eastis (Seal)
Judy J. Eastis (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 Judy J. Eastis

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 she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 11th day of February, A.D. 1999.

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Dec. 11, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

(Signature) Notary Public

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