

SEND TAX NOTICE TO:

Albert W. and Velma S. Brinsfield
410 Cove Road
Wilsonville, Alabama 35186

Inst # 1999-29042

07/12/1999 2:30:42
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

STATE OF ALABAMA)
SHELBY COUNTY)

DEED OF CORRECTION

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED AND NO/100 (\$100.00) DOLLARS and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, AARON LAMAR BRYAN AND WIFE, CHARLOTTE B. BRYAN (herein referred to as Grantors) do grant, bargain, sell and convey unto ALBERT W. BRINSFIELD AND WIFE, VELMA S. BRINSFIELD (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 No. 15 of Block No. 2 of the Parker Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 5, at Page 27, and a part of Lot No. 14 of Block No. 2 of said subdivision, being more particularly described as follows, to-wit: Commence at the Southeast corner of Lot No. 15 of Block No. 2 of said subdivision, said point being the point of beginning, said point being located on the Westerly boundary of Cove Drive. From this beginning point proceed South 78 deg. 15 min. 03 sec. West along the Northerly boundary of said Lot No. 14 of Block No. 2 for a distance of 356.57 feet to a point on the Easterly bank of the Coosa River; thence proceed South 02 deg. 17 min. 56 sec. West along the Easterly bank of said river for a distance of 10.62 feet; thence proceed North 78 deg. 53 min. 29 sec. East for a distance of 359.29 feet to a point on the Westerly boundary of said drive; thence proceed Northerly along the Westerly boundary of said drive for a distance of 14.32 feet to the point of beginning.

This is a Deed of Correction, given to correct a scrivener's error in that certain deed from the Grantors herein to the Grantees herein, executed on the 3rd day of November, 1997, and recorded as Instrument No. 1997-35731 in the Office of the Judge of Probate of Shelby County, Alabama. The description in the original deed dated November 3, 1997 conveyed the property described as "Tract No. 1" and "Tract No. 2". It was the intention of the Grantors to only convey the property described as "Tract No. 1". The Grantees are presently in possession of and occupy the residence located on "Tract No. 1". It was not the intention of the Grantors to convey "Tract No. 2", and they are in possession of and occupy a residence located on "Tract No. 2".

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 we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 7th day of July, 1999.

Charlotte B. Bryan
Charlotte B. Bryan

Aaron Lamar Bryan
Aaron Lamar Bryan

STATE OF ALABAMA)
SHELBY COUNTY)

I, DARLENE ARMSTRONG, a Notary Public in and for said County, in said State, hereby certify that Aaron Lamar Bryan and wife, Charlotte B. Bryan, 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 7th day of July, 1999.

Darlene Armstrong
Notary Public

My Commission expires: 2/11/2000

Prepared by:
Earl C. Bloom, Jr., Attorney
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Birmingham, Alabama 35203
(205) 252-3398

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