

Shelby
28466



20030718000457300 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/18/2003 09:39:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Joyce S. Smith
104 Cambridge Pointe Circle
Alabaster, AL 35007

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Joyce S. Smith, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Joyce S. Smith, as Trustee of the Joyce S. Smith Revocable Trust (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 15, according to the Survey of Summer Brook, Sector Five, Phase 5, as recorded in Map Book 21, Page 107, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of Joyce S. Smith, a married woman.

The purpose of this Corrective Warranty Deed is to correct that certain Deed recorded at Volume 2002, Page 2976, which failed to state that the property conveyed was not the homestead of the grantor nor her spouse. Also, said deed should have been executed as a Warranty Deed.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 11, 2003.

WITNESS:

(SEAL)

Joyce S. Smith

Joyce S. Smith (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce S. Smith, a married woman, whose name(s) 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 on July 11, 2003.

[Signature]

NOTARY PUBLIC

My commission expires: 4/23/06

