

20040305000114090 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/05/2004 09:00:00 FILED/CERTIFIED

THIS IS A CORRECTIVE DEED OF THAT CERTAIN DEED FILED IN INSTRUMENT #20030512000291780, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:



SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

REYNOLDS M. JONES, JR.
836 OAK MOUNTAIN PARK ROAD
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

CORRECTIVE WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100 (\$150,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, REYNOLDS M. JONES, SR. and KATHIE M. JONES (herein referred to as GRANTORS) do grant, bargain, sell and convey unto REYNOLDS M. JONES, JR. and JOHANNA JONES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 20, RANGE 2 WEST; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID QUARTER-QUARTER SECTION 284.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 57 MINUTES TO THE LEFT IN A SOUTHERLY DIRECTION ALONG A LINE THAT IS PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION 360.16 FEET TO INTERSECTION WITH THE SOUTHWEST RIGHT OF WAY OF PUBLIC ROAD (OAK MOUNTAIN PARK ROAD); THENCE TURN A DEFLECTION ANGLE OF 109 DEGREES 33 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION ALONG A STRAIGHT LINE WHICH IS ALONG SAID RIGHT OF WAY 15.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A NORTHWESTERLY DIRECTION ALONG THE SAME LINE 89.75 FEET TO THE POINT OF BEGINNING OF THE ARC OF A CURVE TANGENT TO LAST MENTIONED COURSE, SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 374.41 FEET, BEING SUBTENDED BY CENTRAL ANGLE OF 2 DEGREES 51 MINUTES 15 SECONDS AND HAVING A CHORD OF 18.65 FEET IN LENGTH, THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID ARC, WHICH IS ALSO ALONG SAID RIGHT OF WAY 18.65 FEET; THENCE TURN A DEFLECTION ANGLE OF 93 DEGREES 37 MINUTES 20 SECONDS TO THE LEFT FROM SAID CHORD, IN A SOUTHWESTERLY DIRECTION 309 FEET; THENCE TURN A DEFLECTION ANGLE OF 105 DEGREES 33 MINUTES 40 SECONDS TO THE LEFT IN AN EASTERLY DIRECTION 197.70 FEET; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 56 MINUTES 23 SECONDS TO THE LEFT IN A NORTHERLY DIRECTION ALONG A LINE THAT THIS PARALLEL WITH SAID EAST LINE 260.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING WITHIN ROAD AND/OR RIGHT OF WAY.

JOHN PATTON, WITNESS & FREEMAN
P. Box 237
OSSEMER, ALABAMA 35021

SUBJECT TO:

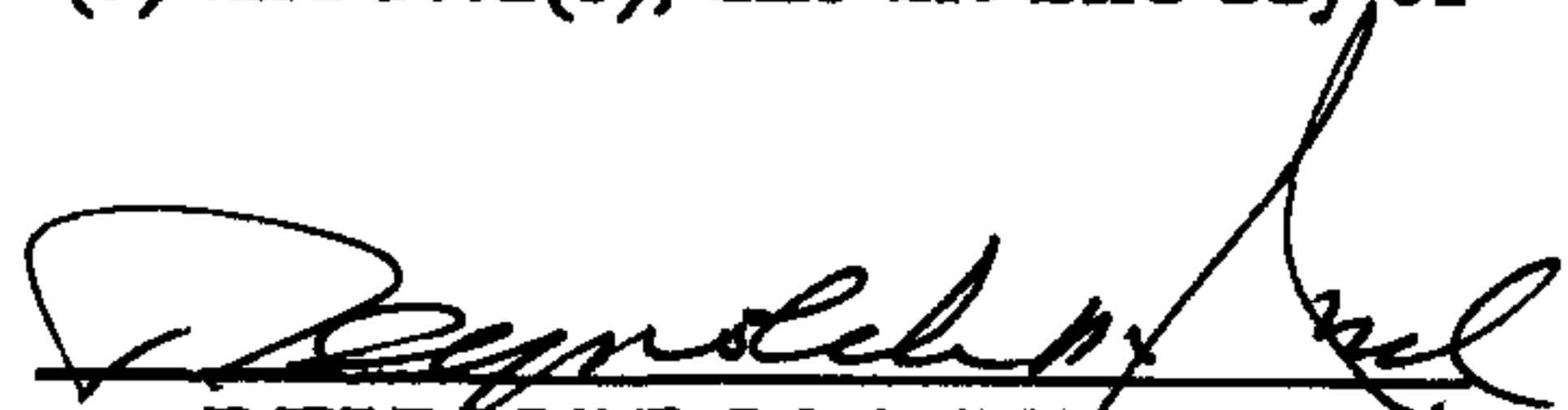
- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
- 2. ALL RIGHTS OUTSTANDING BY REASON OF STATUTORY RIGHT OF REDEMPTION FROM FORECLOSURE OF THAT CERTAIN MORTGAGE GIVEN BY KEVIN M. MCCAIN TO ROSLYN NATIONAL MORTGAGE CORPORATION RECORDED IN INSTRUMENT #2000-23940, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SAID FORECLOSURE BEING EVIDENCED BY FORECLOSURE DEED TO BANK ONE NATIONAL ASSOCIATION, RECORDED IN INSTRUMENT #2002-33485, IN SAID PROBATE OFFICE. (EXPIRES 06/25/03)

\$142,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, REYNOLDS M. JONES, SR. and KATHIE M. JONES, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of May, 2003.


REYNOLDS M. JONES, SR.

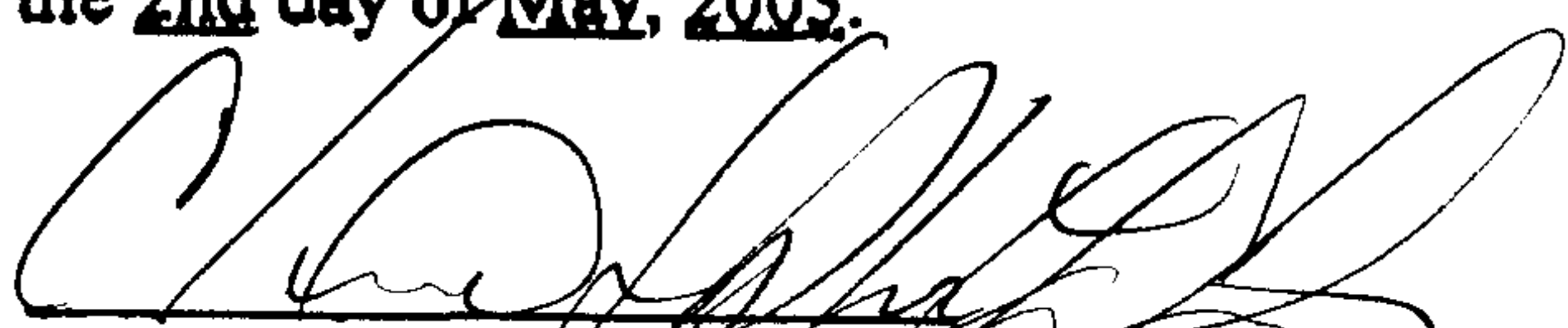

KATHIE M. JONES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that REYNOLDS M. JONES, SR. and KATHIE M. JONES, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of May, 2003.


Notary Public

My commission expires: 12/10/06