

20080915000365500 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/15/2008 01:43:05PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Deborah J. Rouse
5182 Red Fern Way
Birmingham, Alabama 35242

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

*\$ 500.00
consideration*

That in consideration of **Ten and 00/100 Dollars (\$10.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged,

Teresa L. Lee, a single person and Deborah J. Rouse, a single person

(hereinafter referred to as "Grantors") does grant, bargain, sell and convey unto

Deborah J. Rouse

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the resurvey of Lots 18 and 19, Meadow Brook, 9th Sector, as recorded in Map Book 9, page 23, in the Probate Office of Shelby County, Alabama.

This deed is being corrected and re-recorded. The original deed recorded in Instrument No. 1999-03997 contained an incorrect legal description.

- Subject to:
- (1) ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns, forever.

And Grantors do for ourselves and for our successors and assigns covenant with Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that we 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 successors and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal, this 11 day of September, 2008.

BY: Teresa L. Lee (Seal)
Teresa L. Lee

BY: Deborah J. Rouse (Seal)
Deborah J. Rouse



20080915000365500 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/15/2008 01:43:05PM FILED/CERT

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Teresa L. Lee 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 and with full authority, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of September, 2008.

Notary Public: *Christina A. Oden*
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 7, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Deborah J. Rouse 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 and with full authority, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September, 2008.

Christina A. Oden

Notary Public: *Christina A. Oden*
My Commission Expires: 1-5-09

