

This corrective deed corrects the Grantors in said Deed filed in Instrument 20110329000097400 by including Joshua Griffin as grantor since he was married to Cristen Griffin at the time of said conveyance.

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Joshua Griffin and Cristen Griffin
3011 Madison Lane
Chelsea, Alabama 35043-7224

CORRECTIVE WARRANTY DEED



20120926000366310 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/26/2012 09:11:50 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TEN AND NO/100 (10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ALLEN RODGERS and DEBRED A RODGERS, husband and wife, and CRISTEN GRIFFIN (who is one and the same person formerly known as Cristen Rodgers) AND JOSHUA GRIFFIN, wife and husband** (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEES, **JOSHUA GRIFFIN and CRISTEN GRIFFIN (who is one and the same person formerly known as Cristen Rodgers)**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 2-22, according to the Plat of Chelsea Park, 2nd Sector, as recorded in Map Book 34, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 34, Page 22.
7. Nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, as Residential Subdivision, filed for record as Instrument No. 20041014000566960.
8. Easement agreement between Chelsea Park Investments, Ltd., Chelsea Park, Inc., and Chelsea Park Properties, Ltd., as set forth in Instrument #20040816000457750.
9. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument #20050203000056190.

*AK
OR*

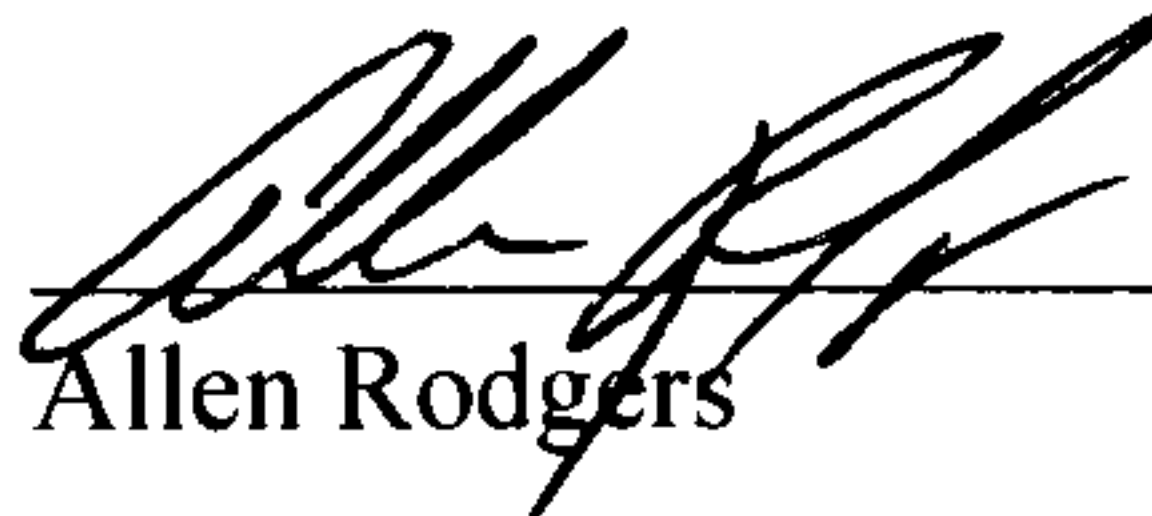
This corrective deed corrects the Grantors in said Deed filed in Instrument 20110329000097400 by including Joshua Griffin as grantor since he was married to Cristen Griffin at the time of said conveyance.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

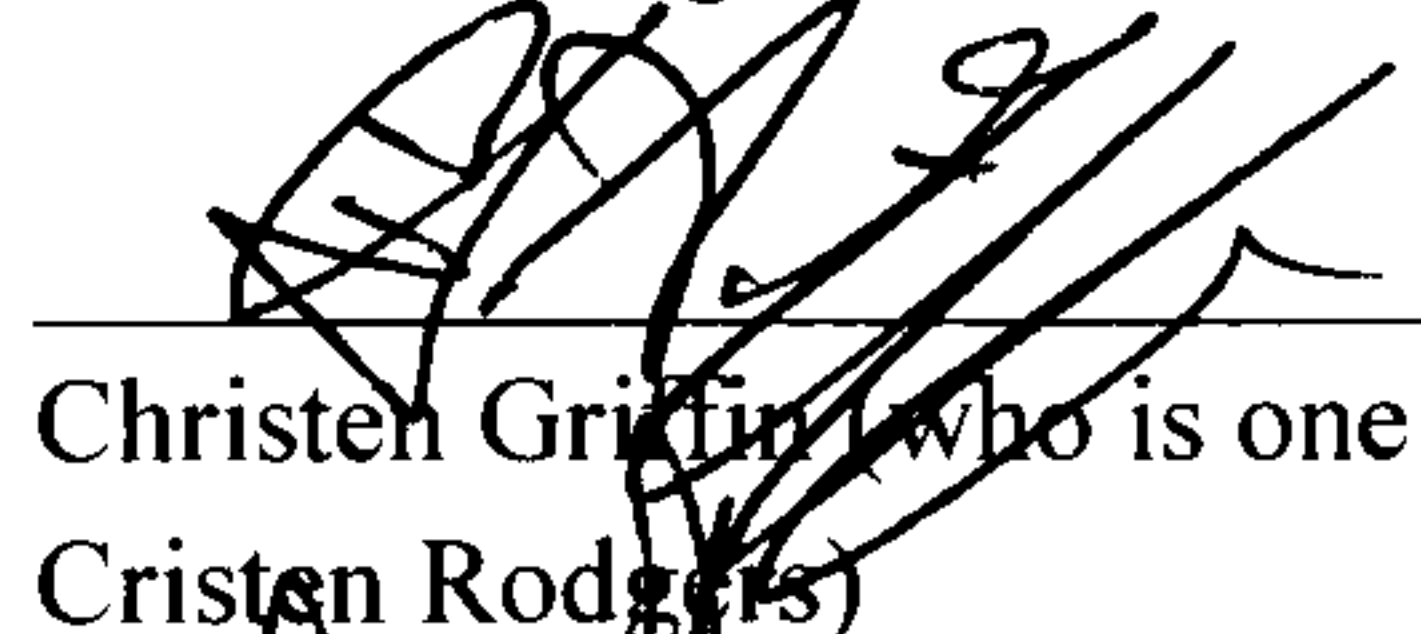
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of 21 September, 2012.

GRANTORS:


Allen Rodgers


Debreda Rodgers


Cristen Griffin (who is one and the same person formerly known as
Cristen Rodgers)


Joshua Griffin




20120926000366310 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/26/2012 09:11:50 AM FILED/CERT

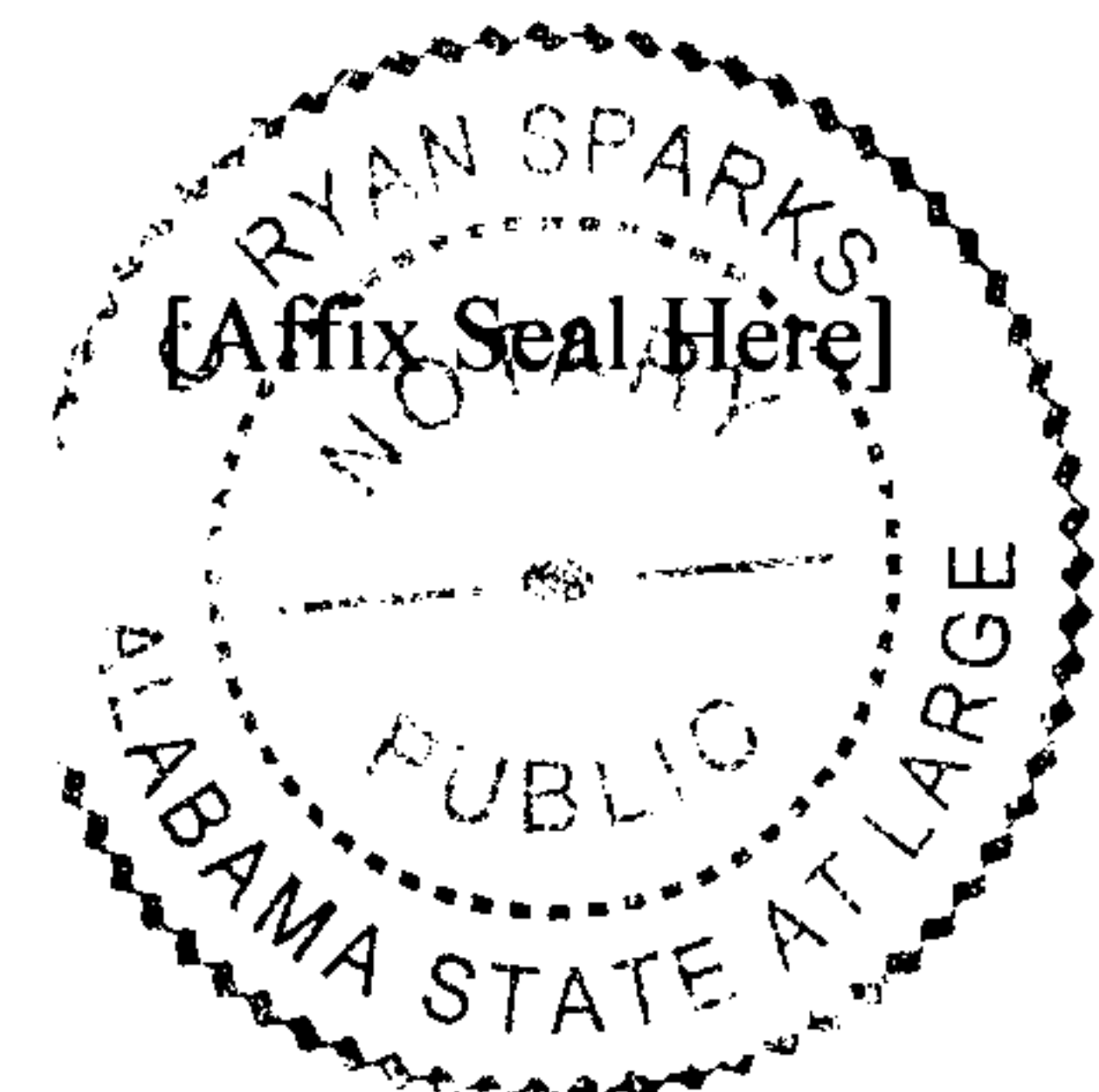
STATE OF ~~ALABAMA~~

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Allen Rodgers and Debreda Rodgers, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 25, 2012.


Ryan Sparks, Notary Public
My Commission Expires: Dec 14 2015



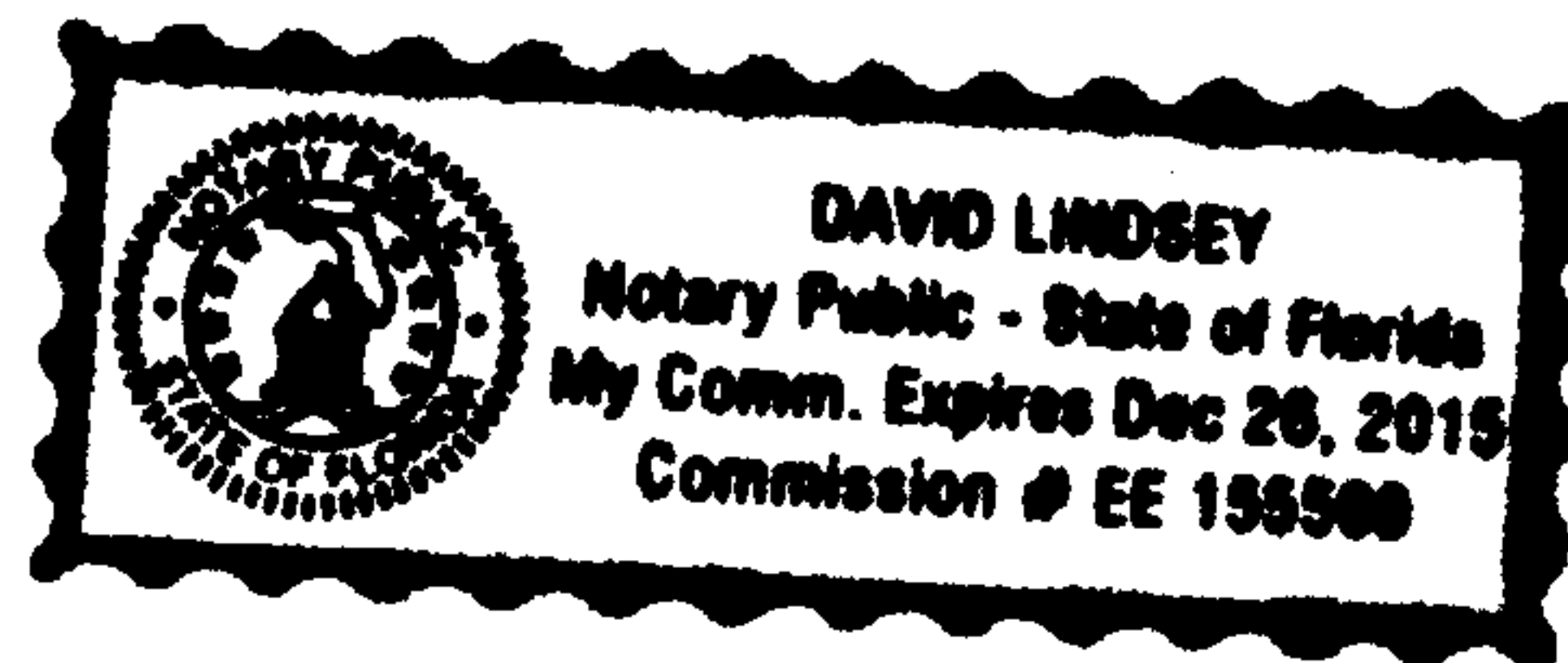
This corrective deed corrects the Grantors in said Deed filed in Instrument 20110329000097400 by including Joshua Griffin as grantor since he was married to Cristen Griffin at the time of said conveyance.

STATE OF FLORIDA
COUNTY OF Hillsborough

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Cristen Griffin (who is one and the same person formerly known as Cristen Rodgers) and Joshua Griffin, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 21, 2012.

My Commission Expires: 12/26/2015 David Lindsey, Notary Public [Affix Seal Here]



20120926000366310 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
09/26/2012 09:11:50 AM FILED/CERT