


Send Tax Notice to:

Margaret Culpepper Little and
John Dale Little
268 King's Crest Lane
Pelham, Alabama 35124

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P.O. Box 587
COLUMBIANA, ALABAMA 35051


20131018000415140 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/18/2013 01:44:44 PM FILED/CERT

CORRECTED WARRANTY DEED,
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of Love and Affection and One and No/Dollar (\$1.00), and other good and valuable consideration, in hand by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Milton Irving Culpepper, Jr., a single man** (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **Margaret Jane Culpepper Little and husband, John Dale Little** (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 4 and 5, according to the Survey of Culpepper Family Subdivision, as recorded in Map Book 31, page 7, in the Probate Office of Shelby County, Alabama.

Also, a 20-foot easement from Shelby County Highway 335, and extending across the Southern part of Lots 1 and 2, according to the Culpepper Family Subdivision, and the Western and Southern parts of Lot 3, according to the Culpepper Family Subdivision, as recorded in Map Book 31, page 7, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, and restrictions of record.

Theresa Long Culpepper, the wife of Grantor Milton Irving Culpepper, Jr., and the mother of Grantee Margaret Jane Culpepper Little, died on or about February 9, 2009.


The purpose of this Deed is to correct the typographical error in the prior Deed recorded as Instrument No. 20060606000266290 which incorrectly referenced the property as being recorded in Map Book 31, page 1, rather than Map Book 31, page 7, in the Probate Office of Shelby County, Alabama.

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 in 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

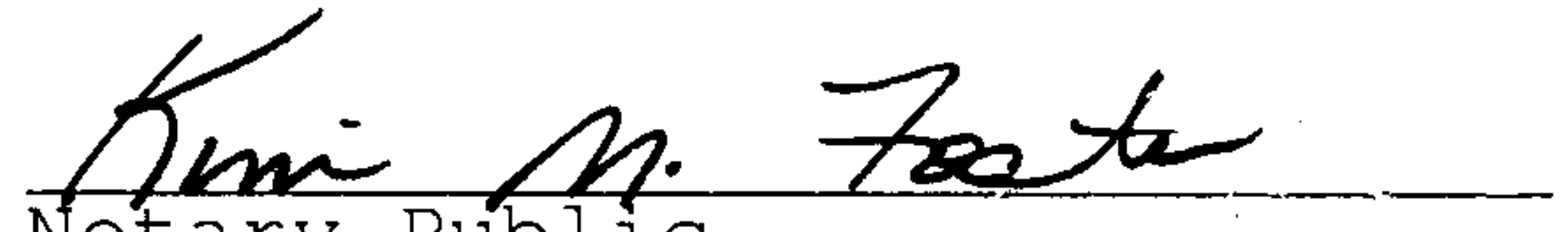
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of OCTOBER, 2013.


Milton Irving Culpepper, Jr.


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Milton Irving Culpepper, Jr., a single man**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2013.


Notary Public

My Commission Expires: 12-28-14


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