

This instrument was prepared by

(Name) RICHARD W. BELL, Attorney at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THIS IS A CORRECTIVE DEED.

That in consideration of Four thousand eight hundred dollars (\$4,800.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Earl J. Standifer and wife, Nuna Standifer,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Guy L. Burns

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SW¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the intersection of the Northerly line of Lot 13, Block 1, George's subdivision of Keystone, as recorded in the office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, on Page 63, and East R/O/W line of Highway 31, run in a northerly direction along said last right of way line a distance of 30 feet to a point of beginning, thence turn an angle to the right of 75 degrees 14 minutes and run a distance of 119.34 feet in an Easterly direction to an iron stake; thence turn an angle to the right of 104 degrees 26 minutes and 30 seconds and run a distance of 30 feet in a Southerly direction to an iron stake; thence turn an angle to the right of 75 degrees 33 minutes 30 seconds and run a distance of 119.51 feet in a westerly direction to an iron stake; thence turn an angle to the right of 104 degrees 46 minutes and run in a Northerly direction 30 feet to the point of beginning.

This deed is for the purpose of correcting that certain deed recorded in Deed Book 294 at Page 171, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
06/14/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of May, 1976.

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 JUN 14 PM 3:01

Corrected
Cancel in Probate

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Earl J. Standifer
Nuna Standifer

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl J. Standifer and wife, Nuna Standifer, whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 1976.

Richard W. Bell

Notary Public.