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This instrument was prepared by  
Andrew M. Smith  
705 Frank Nelson Building  
Birmingham, Alabama 35203

WARRANTY DEED  
(Correction)

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Nine Thousand and no/100 Dollars (\$9,000.00) to the undersigned Grantors, Frank A. Musso and wife, Avozenia W. Musso, in hand paid by M. W. Tate and Thelma E. Clifton, also known as Thelma B. Tate, herein referred to as Grantees, the receipt whereof is acknowledged, we, the said Frank A. Musso and wife, Avozenia W. Musso, do hereby grant, bargain, sell and convey unto the said M. W. Tate and Thelma B. Clifton, also known as Thelma B. Tate, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One

BOOK 337 PAGE 942  
A part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 12, Township 19 South, Range 1 West, more particularly described as follows: Commence at the northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section, thence run east along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 732 feet to the point of beginning; thence continue along said north line 264 feet to the center line of Highway 43; thence turn 132 deg. 36 min. right and run 389 feet along the center line of Highway 43; thence turn 137 deg. 20 min. right and run 286.87 feet to the point of beginning. There is excepted herefrom the right-of-way for Highway No. 43.

This is the surveyed description of the property conveyed to the Grantors on September 7, 1974, as shown by Deed Book 289, page 711, in the Probate Office of Shelby County, Alabama.

Parcel Two

Starting at Northwest corner of Section 12, Township 19, Range One West, running East along Section line 557 feet to point of beginning; thence South 35° East of North 290 feet, thence North 231 feet to section line, thence West 175 feet to point of beginning containing  $\frac{3}{4}$  acre more or less. This land situated in Shelby County.

This is the corrected description of the property conveyed to Grantors on September 20, 1975, the incorrect description of said property being set forth in Warranty Deed dated September 20, 1975, recorded in Deed Book 294, page 644, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said M. W. Tate and Thelma E. Clifton, also known as Thelma B. Tate, 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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ANDREW M. SMITH  
ATTORNEY AT LAW  
705 FRANK NELSON BUILDING  
BIRMINGHAM, ALABAMA 35203

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and 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.

This deed is executed by Grantors to correct Warranty Deed dated February 7, 1979, and recorded in Deed Book 318, at Pages 748 and 749, in the Office of the Probate Judge of Shelby County, Alabama, purporting to convey the same real estate by the same Grantors to the same Grantees as herein. At the time said Warranty Deed dated February 7, 1979, was executed Grantees were married to each other but were thereafter divorced from each other and are no longer husband and wife, and the said Grantee, Thelma B. Tate, is now known as Thelma B. Clifton. It is intended by the parties to this conveyance that this deed is to take the place of the aforesaid Warranty Deed executed February 7, 1979, and that this deed is effective retroactively beginning February 7, 1979.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 14th day of December, 1981.

Frank A. Musso (Seal)  
Frank A. Musso

Avozenia W. Musso (Seal)  
Avozenia W. Musso

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Andrew M. Smith, a Notary Public in and for said County, in said State, hereby certify that Frank A. Musso and wife, Avozenia W. Musso, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of December, 1981.

Andrew M. Smith  
Notary Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Corrected  
1982 FEB 26 AM 9:03

Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

Rec. 300  
Ind. 100  
400