

This instrument was prepared by

(Address)

(Name) James F. Burford, III(Address) Suite 2900, 300 Vestavia Office Park, Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William F. Vawter & wife, Merita M. Vawter; R. Nelson Nash & wife, Mary W. Nash; N. Lamar Phillips & wife, Madie H. Phillips
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard A. Colafrancesco & wife, Diane W. Colafrancesco

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

North one-half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 6, Township 19 South, Range 1 East. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

This is a corrective deed correcting that certain deed recorded in Book 328 page 282 in the Office of the Judge of Probate, Shelby County, Alabama to correct the Range where the conveyed property is located and also to correct the tenancy of the grantees.

Except for the above referenced corrections, all other aspects of the deed recorded in Book 328 page 282 remain the same except that the purchase money mortgage referred to therein is satisfied and paid in full.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Corrected
1984 AUG 13 AM 8:27Rec. 650
100
750

JUDGE OF PROBATE

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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 3rd day of August, 1984.William F. Vawter (Seal)
Merita M. Vawter (Seal)
Mary W. Nash (Seal)R. Nelson Nash (Seal)
N. Lamar Phillips (Seal)
Madie H. Phillips (Seal)

STATE OF ALABAMA

Jefferson COUNTY }I, James F. Burford, IIIhereby certify that William F. Vawter & wife, Merita M. Vawter; R. Nelson Nash & wife, Mary W. Nash; N. Lamar Phillips & wife, Madie H. Phillipswhose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before meon this day, that, being informed of the contents of the conveyance have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 3rd day of August, A. D., 1984Donald J. Dravich

Notary Public