

CORRECTED DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

Whereas by warranty deed as recorded in Deed Book 351, Page 149, in the Probate Office of Shelby County, Alabama, Thompson Realty Co., Inc. conveyed Lot 206 according to Map of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150 in the Probate Office of Shelby County, Alabama to Thomas F. and Patricia G. Hinton for and during their joint lives and upon the death of either of them to the survivor of them in fee simple; and

Whereas it has been determined that said deed described the said lot incorrectly; and

Whereas the parties thereto desire to correct said deed and describe the said lot correctly:

Now, therefore, in consideration of the premises and other good and valuable consideration to the undersigned grantor, Thompson Realty Co., Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Thomas F. Hinton and Patricia G. Hinton (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 206A according to the amended map of Shoal Creek Subdivision, as recorded in Map Book 7, Page 135, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties, and obligations as set out in the Declaration of Covenants, Conditions, and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama, (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than the GRANTOR; and (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Thompson Realty
New Birmingham, Ala.
Shoal Creek Subdiv.
35094

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And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except those noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers this the 12th day of September 1984.

ATTEST:

Lucille R. Thompson Hall W. Thompson
Lucille R. Thompson, Secretary Hall W. Thompson, President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I Candace D. Meadows, a Notary Public in and for said said County in said State, hereby certify that Hall W. Thompson whose name as President of Thompson Realty Co., Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of September, 1984.

STATE OF ALABAMA
INSTRUMENT

1984 SEP 13 PM 2:08

Thomas H. Hamilton, Jr.
JUDGE OF THE COURT

Candace D. Meadows
Candace D. Meadows, Notary Public

Rec. 5.00
Ind. 1.00
6.00