

THIS IS A CORRECTIVE DEED

998

(Name) _____

This instrument was prepared by

(Address) _____

(Name) Charles H. Moses, III

Engel, Hairston, Moses & Johanson, P.A.

(Address) Fourth Floor, 109 North 20th Street, Birmingham, Al. 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (1.00) and love and affection DOLLARS

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

DAN HOLCOMB and wife, JOANN S. HOLCOMB

(herein referred to as grantors) do grant, bargain, sell and convey unto

DANIEL KEITH HOLCOMB and wife, DONNA HOLCOMB

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

Shelby

County, Alabama to-wit:

The West 30 acres of the NE 1/4 of the NW 1/4 of Sec. 12, T-19-S, R-1-W; also, all that part of the Southwest 1/4 of the Southwest 1/4 of Section 1 which lies southeast of the Bear Creek paved highway and 2 acres out of the SE 1/4 of SW 1/4 of Section 1, more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SW 1/4 and run thence in an Easterly direction along the Southern boundary of said 1/4-1/4 section a distance of 420 feet to a point; thence turn to the left and run Northerly parallel with the western boundary of said 1/4-1/4 section a distance of 210 feet to a point; thence turn to the left and run westerly parallel with the southern boundary of said 1/4-1/4 section a distance of 420 feet to a point on the Western boundary of said 1/4-1/4 section; thence turn to the left run southerly a distance of 210 feet to point of beginning; all in T-19-S, R-1-W, Shelby County, Alabama. Less and except that tract conveyed to Sam Jack Shaw and Minnie Lee Shaw by Deed Book 292, at page 442, Shelby County, Alabama on 5-31-75; also, less and except that tract conveyed to Blanch B. Patterson by Deed Book 344, at page 489, Shelby County, Alabama, on 1-4-83.

Subject to:

Recorded Easements, Liens and other Encumbrances of record, Restrictions and Covenants as recorded in Book 271 Page 211 of the Probate Court of Shelby County, Alabama.

THIS CONVEYANCE MADE WITH NO TITLE CHECK.

This is a Deed of ~~Correction~~ to correct Deed dated September 17, 1984 and recorded in Book 002, Page 348 in the Probate Office of Shelby County, Alabama.

Grantors herein are the same as Grantees, Dan Holcombe and Joann S. Holcombe in Deed Book 271, Page 211.

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 24th

day of September, 1984

WITNESS:

RECORDING FEES

Recording Fee \$ 2.50

Index Fee 1.00

TOTAL \$ 3.50

STATE OF ALA. SHELBY COUNTY
I CERTIFY THAT THIS INSTRUMENT WAS FILED
1984 SEP 27 AM 9:06

Dan Holcomb (Seal)
DAN HOLCOMB

Joann S. Holcomb (Seal)
JOANN S. HOLCOMB

STATE OF ALABAMA

COUNTY

I, _____, a Notary Public in and for said County, in said State,

hereby certify that Dan Holcomb and wife, Joann S. Holcomb

whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, 24th of the contents of the conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 24th day of September, A.D. 1984

Associate Financial Mary Ann Thompson Notary Public.

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