

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Frank K. Bynum2100 Sixteenth Avenue South(Address) Birmingham, Alabama 35205

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, 500.00That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~~XXXXXX~~

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

BOBBY E. HOLCOMBE and wife, BETTY H. HOLCOMBEHOWARD HOLCOMBE and wife, JOSEPHINE C. HOLCOMBE

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

GARY C. CROWSON and JANIS R. CROWSON

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4, Section 32, Township 21 South, Range 1 West, according to a survey by Reese E. Mallette, Jr., REG. L. S. & P. E. #2950; thence commence in a northerly direction along the East line of said 1/4 - 1/4 Section for a distance of 231.00 feet; thence turn an angle of 92 degrees 04 minutes 02 seconds to the left and proceed for a distance of 667.46 feet to a point; thence turn an angle of 92 degrees 03 minutes 45 seconds to the right and run 41.78 feet to a point being the point of beginning of the parcel of land herein conveyed; thence proceed along the same for a distance of 145.00 feet to a point; thence turn 120 degrees 35 minutes 10 seconds to the left and proceed for a distance of 458.52 feet to the point of intersection with the Northeast right-of-way of County Highway #97; thence run in a Southeasterly direction along the said Northeast right-of-way, (being in a curve to the right and having a chord distance of 116.58 feet), to a point; thence turn an angle of 62 degrees 45 minutes 45 seconds to the left, from the chord, and proceed for a distance of 337.62 feet to the point of beginning.

Said property is located in the SW 1/4 of the SE 1/4, Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

This Corrective deed is being recorded to correct the legal description as reflected in that certain deed recorded in Volume 107, page 798, Probate Office of Shelby County, AL.

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 27th

day of August, 19 86

WITNESSES

Howard Holcombe (Seal)
Howard Holcombe
Josephine C. Holcombe (Seal)
Josephine C. Holcombe

Bobby E. Holcombe (Seal)
Bobby E. Holcombe
Betty H. Holcombe (Seal)
Betty H. Holcombe

1986 NOV 14 AM 10:03

STATE OF ALABAMA

Shelby

COUNTY

JUDGE OF PROBATE

Rec 2.50
Int 1.00
3.50

I, the undersigned authority, a Notary Public in and for Shelby County, Alabama, hereby certify that Bobby E. Holcombe and wife, Betty H. Holcombe and Howard Holcombe and wife, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, A.D., 19 86

Gloria H. Hyatt

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