

SEND TAX NOTICE TO:

(Name) L. Ivery Burt

(Address) PO Box 447
Monticello AL 35115

This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney
1329 Brown Marx Tower
(Address) 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 and no/100 (\$1.00) DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ruby Gertrude Albright, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto:

L. Ivery Burt and Dean C. Burt

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in The NE 1/4 of the SE 1/4 of Section 36, Township 21 South, Range 3 West, situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 36 and go N 40° 48' W along the West Boundary of E 1/2 of the SE 1/4 of Section 36 for 2166.00 feet; thence N 88° 55' E for 298.40 feet to the point of beginning; Thence continue N 88° 55' E for 360.00 feet; thence S 40° 53' E for 530.66 feet; thence S 88° 58' W for 630.00 feet to the east boundary of Shelby County Highway #107; thence N 40° 53' W along said east boundary 320.00 feet; thence N 88° 55' E for 270.00 feet; thence N 40° 53' W for 210.00 feet to the point of beginning, containing 6.3 acres more or less as illustrated and described in a survey of James Riggins dated June 7, 1985 and revised June 30, 1985.

and Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 36 and go N 40° 48' W along the West boundary of said 1/4-1/4 section 2166.00 feet; thence N 88° 55' E for 28.40 feet to the East boundary of Shelby County Highway No. 107 being also the point of beginning; thence continue along this line for 270.00 feet; thence S 40° 53' E for 210.00 feet; thence S 88° 55' W for 270.00 feet to the east boundary of said highway; thence N 40° 53' W along said east boundary for 210.00 feet to the point of beginning. Containing 1.3 acres more or less as illustrated and described in a survey of James Riggins dated June 24, 1985.

This deed is given as a corrective deed to more accurately describe the real property which was heretofore conveyed by the grantor to the grantees by deeds recorded in Deed Book 268 at Page 767 and Deed Book 269 at Page 181 and corrective deed recorded in Deed Book 269, at page 844, in the Office of the Judge of Probate of Shelby County, Alabama.

THIS DEED IS RERECORDED TO CORRECT THE SCRIVNERS ERROR CONTAINED (continued on reverse)
THIS DEED IS RERECORDED TO CORRECT A SCRIVNERS ERROR CONTAINED (continued on reverse)
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, I my hand(s) and seal(s), this 8th

day of August, 1985

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

REC-2.50
1.00
3.50
1985 AUG 14 AM 9:10

Corrected
JUDGE OF PROBATE

Ruby Gertrude Albright (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby Gertrude Albright, an unmarried woman whose name 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 she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of August, A.D., 1985

Notary Public.

IN THE DEED RECORDED IN BOOK 037 AT PAGE 802 WHEREIN the PAGE NUMBERS OF THE PREVIOUSLY RECORDED DEEDS REFERRED TO THEREIN RECORDED IN DEED BOOK 269 WERE REVERSED AND ARE HEREIN CORRECTED .

*WHEREIN ON THE FOURTH LINE OF THE LEGAL DESCRIPTION WAS ERRONEOUSLY SHOWN AS 588° AND IS HEREIN CORRECTED TO SHOW S88°.

BOOK 118 PAGE 286

BOOK 047 PAGE 315

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 NOV -1 AM 9:33

Corrected
Thomas W. Shelton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee \$ 5.00
Index Fee 1.00
TOTAL \$ 6.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 MAR -6 AM 9:32

Thomas W. Shelton, Jr.
JUDGE OF PROBATE

1. Deed Tax Re-Recorded
2. Mfg Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1329 BROWN MARX TOWER
BIRMINGHAM, AL 35203