

2307

SEND TAX NOTICE TO:

(Name) Billy Hildreth

(Address) Rt. 1, Box 103B
Alabaster, AL 35115

This instrument was prepared by

1785

(Name) Michael J. Romeo, Attorney

(Address) 900 City Federal Building, Birmingham, AL 35203

Form 1-1-8 Rev. 5/82

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

STATE OF ALABAMA

~~Jefferson~~ Shelby COUNTY

CORRECTIVE DEED
KNOW ALL MEN BY THESE PRESENTS.

That in consideration of (\$ 63,000.00) Sixty Three Thousand ----- DOLLARS

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

Roger R. Crumpton and wife Martha A. Crumpton

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

Billy Sam Hildreth and wife Patsy D. Hildreth

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to: (1) Ad Valorem taxes due and payable October 1, 1987
- (2) Transmission Line Permit to Alabama Power Company as set out by instrument recorded in Deed Book 101 page 76 in the Probate Office.
- (3) Right of way for ingress and egress as set out by instrument recorded in Deed Book 312 page 298 in the Probate Office.
- (4) Easement to Plantation Pipe Line as set out by instrument recorded in Deed Book 112 page 377 in the Probate Office.
- (5) Mineral and mining rights are not insured.

THE PURPOSE OF RE-RECORDING THIS DEED IS TO CORRECT AN ERROR GIVEN IN THE LEGAL DESCRIPTION OF THE DEED AS RECORDED ORIGINALLY IN BOOK 117 PAGE 05.

BOOK 117 PAGE 05 BOOK 131 PAGE 919

#62643^α

of the purchase price of the above premises was paid from a mortgage loan closed through my title office on 1/16/87.

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 16th day of February, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Roger R. Crumpton (Seal)
Martha A. Crumpton (Seal)

STATE OF ALABAMA }
~~Jefferson~~ Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger R. Crumpton and wife Martha A. Crumpton 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 16th day of February, A. D., 19 87

Cahaba Title

[Handwritten signature]

EXHIBIT A

PARCEL I:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, thence run Easterly and along the south line for a distance of 993.75 feet; thence turn 104 deg. 10 min. to the left for a distance of 272.0 feet to the point of beginning; thence turn to the left 75 deg. 50 min. for a distance of 230.0 feet; thence turn 75 deg. 50 min. to the right for a distance of 173.0 feet more or less to an old fence; thence turn 104 deg. 10 min. to the right and run along said old fence line for a distance of 230.0 feet, thence turn 75 deg. 50 min. to the right for a distance of 173.0 feet to the point of beginning; ALSO, the right-of-way for ingress and egress is as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 south, Range 3 West, thence run Easterly and along the South line for a distance of 993.75 feet to the point of beginning, of the right of way herein conveyed; thence continue in an Easterly direction along the South line of said 1/4-1/4 section for 495 feet, more or less, to the point of intersection with the West right of way line of Alabama Highway No. 119; thence turn to the left and run in a northerly direction along said Highway right of way 15 feet; thence turn to the left and run West parallel to the South line of said 1/4-1/4 section 495 feet to a point; thence turn to the left and run 15 feet to the point of beginning. Said right of way lying in and being part of the SW 1/4 of NW 1/4 and part of the SE 1/4 of NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the south line for a distance of 978.75 feet to the point of beginning; thence continue in the same Easterly direction for a distance of 15.0 feet; thence turn 104 deg. 10 min. to the left for a distance of 272 feet; thence turn 75 deg. 50 min. to the left for a distance of 15 feet; thence turn 75 deg. 50 min. to the left for a distance of 272 feet, back to the point of beginning; being situated in Shelby County, Alabama.

RECORDING FEES

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

1. Local Tax 1.50
 2. Reg. Tax _____
 3. Recording Fee 5.00
 4. Indexing Fee 1.00
 TOTAL 6.50

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

1987 FEB 27 AM 9:02

JUDGE OF PROBATE

BOOK 117 PAGE 06
 BOOK 131 PAGE 920

7 MAY 22 PM 12:06
 Re-Recorded
 JUDGE OF PROBATE