

/S77

CORRECTIVE DEED

STATE OF ALABAMA)
SHELBY COUNTY)

JOINT-SURVIVORSHIP WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY CONWILL & JUSTICE, P.C., P.O. Box 557, Columbiana, AL

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar and no/100-----Dollars (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JAMES A. REDDELL and wife, NANCY T. REDDELL, (herein referred to as grantor), grant bargain, sell and convey unto WILLIAM B. BAYLISS AND WIFE, DEBRA L. BAYLISS, (Herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Beeswax Estates, as recorded in Map Book 10, page 29, in the Probate Office of Shelby County, said Beeswax Estates, being a Resurvey of Lot 6, Weaver's Survey as recorded in Map Book 9, page 153, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: Title to minerals underlying caption lands with mining rights, and privileges belonging thereto, as excepted in deed recorded 005, page 328, in Probate Office.

SUBJECT TO: Restrictions as shown on recorded map of Weaver's Survey, as recorded in Map book 9, page 153, in the Probate Office.

SUBJECT TO: 100 foot Alabama Power Company easement and 75 foot Alabama Power Company easement across said lot as shown on recorded Map of Beeswax Estates, as recorded in Map Book 10, page 29, in Probate Office.

SUBJECT TO: Transmission line permits to Alabama Power Company as recorded in Deed Book 107, page 223, and Deed Book 172, page 442, in Probate Office.

SUBJECT TO: Right of Way to Shelby County, as recorded in Deed Book 224, page 815, in Probate Office.

SUBJECT TO: Easements to Alabama Power Company as recorded in Deed Book 268, page 538, Deed Book 268, page 540; and Deed Book 268, page 542, in Probate Office of Shelby County, Alabama.

SUBJECT TO: Riparian rights; AND

Rights of others thereto entitled in and to the continued uninterrupted flow of Beeswax Creek.

GRANTORS reserve a non-exclusive easement thirty (30') feet in width for the purpose of ingress and egress across the front portion of the property herein described. This easement shall be parallel with and adjoining the existing power line easement and shall be located on the Beeswax Creek side of said power line easement. This easement is to run with the land and shall be binding on all heirs and assigns of the Grantees Herein.

SUBJECT TO all reservations, restrictions, easements and right of ways of record or in evidence through use.

THIS DEED IS BEING EXECUTED FOR THE PURPOSE OF CORRECTING THE ACKNOWLEDGEMENT OF THAT CERTAIN DEED RECORDED IN BOOK 130 PAGE 162, in the Probate Office of Shelby County, Alabama. AND ALSO, to correct the spelling of the Grantee's Name.

BOOK 136 PAGE 412

✓ Conwill &
Justice

TO HAVE AND TO HOLD TO 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, the the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever the lawful claims of all persons.

IN WITNESS WHEREOF, WE Have hereunto set our hands and seals
this the 18th day of June, 1987.

James A. Reddell
James A. Reddell
Nancy T. Reddell
Nancy T. Reddell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James A. Reddell and wife, Nancy T. Reddell, whose names 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 18th day of June, 1987.

William R. Justice
Notary Public

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

1987 JUN 18 AM 11:37

Thomas A. Shumaker
JUDGE OF PROBATE

1. Deed Tax Corrected
2. Mtg. Tax
3. Recording Fee 500
4. Indexing Fee 100
TOTAL 600