

1970

STATE OF ALABAMA)

SHELBY COUNTY)

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED executed and delivered as of this 1st day of April, 1987 by DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership (the "Grantor"), in favor of Joseph R. Bancroft and wife, Barbara A. Bancroft, as joint tenants with right of survivorship (the "Grantees").

W I T N E S S E T H:

WHEREAS, the Grantor has heretofore transferred and conveyed to Grantee certain real property situated in Shelby County, Alabama pursuant to Warranty Deed dated October 30, 1984 (the "Original Deed") which was recorded in Book 007, Page 423, in the Probate Office of Shelby County, Alabama; and

WHEREAS, the Original Deed erroneously referred to the subdivision plat of Meadow Brook, Seventh Sector, Second Phase, as being recorded in Map Book 9, Page 35, in the Probate Office of Shelby County, Alabama.

WHEREAS, Grantor and Grantee desire to execute and deliver this Corrective Warranty Deed for the purpose of properly reflecting that the subdivision plat for Meadow Brook, Seventh Sector, Second Phase, was recorded in Map Book 9, Page 36, as rerecorded in Map Book 9, Page 138, in the Probate Office of Shelby County, Alabama.

NOW, THEREFORE, in consideration of the premises, Grantor and Grantee hereby agree as follows:

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in Shelby County, Alabama, to wit:

Lot 16, according to the subdivision plat of Meadow Brook, Seventh Sector, Second Phase, as recorded in Map Book 9, Page 36, as rerecorded in Map Book 9, Page 138, in the Probate Office of Shelby County, Alabama.

Jeff Little

BOOK 138 PAGE 365

This conveyance is made subject to 1985 real estate ad valorem taxes, all easements, restrictions, reservations and other matters of record.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fees simple, and to the heirs, executors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does for itself and for its successors and assigns, covenants with the Grantees, their heirs, executors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as otherwise provided herein; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES, LTD., and Joseph R. Bancroft and wife, Barbara A. Bancroft have caused this Corrective Warranty Deed to be executed as of the day and year first above written.

DANIEL U.S. PROPERTIES, LTD.,
a Virginia limited partnership

By: DANIEL REALTY INVESTMENT
CORPORATION, a Virginia
corporation, its General
Partner

By: [Signature]

Its: Vice President

[Signature]
Joseph R. Bancroft

[Signature]
Barbara A. Bancroft

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Stephen R. Monk whose name as U.A. of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 1st day of April, 1987.

Ginger A. McCay
Notary Public
My Commission Expires: 8-2-88

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said county, and in said state, hereby certify that Joseph R. & Barbara A. Bancroft whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of April, 1987.

This instrument prepared by
and should be returned to:

Stephen R. Monk
Daniel Realty Corporation
1900 Daniel Building
Birmingham, Alabama 35233

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

Corrected
1987 JUN 30 AM 10:29

Thomas A. L. L. L.
JUDGE OF PROBATE

Rec. 750
850