

CORRECTIVE DEED

SEND TAX NOTICE TO:

This Deed is given for the purpose of correcting the legal description contained in that Deed recorded in Book 136, page 581.

(Name) Mr. and Mrs. Paul D. Dunaway

This instrument was prepared by

(Address) 665 D. Earline Circle  
Birmingham, Alabama 35215

(Name) Larry R. Newman, Attorney at Law

(Address) 604 38th Street South, Birmingham, Alabama 35222

Form 1-1-5 Rev. 3/82  
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 Twenty One Thousand Seven Hundred Fifty and No/100 (21,750.00) DOLLARS

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

Larry G. Jones and Joe Ann Jones, husband and wife

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

Paul D. Dunaway and Cynthia K. Dunaway

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

Shelby County, Alabama to-wit:

A parcel of land located in the SE 1/4, Section 5, Township 20 South, Range 1 East, and in the SW 1/4, Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Beginning at the Southeast corner of Section 5, run West along the South boundary line of Section 5, Township 20 South, Range 1 East, for a distance of 109.6 feet to the East right of way line of Shelby County Highway #55; thence turn 83 degrees 37 minutes right and run 208.6 feet to a point on the East right of way of Shelby County Highway #55; thence turn an angle of 95 degrees 13 minutes right and run 1470 feet, more or less, to the center line of Yellow Leaf Creek; thence Southeasterly along the center line of said creek to the South boundary line of Section 4, Township 20 South, Range 1 East; thence run west along south boundary line of said Section 4, Township 20 South, Range 1 East, for a distance of 1443.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to: 1) Advalorem taxes for the years 1987 and thereafter; 2) Mineral and mining rights; 3) Rights of riparian owners in and to the use of said Yellow Leaf Creek; 4) Any flooding of Yellow Leaf Creek, property being in the SE 1/4 of SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama; 5) Less and except any part of subject property lying within Yellow Leaf Creek; and 6) Easement as set out in instrument recorded in Deed Book 279, page 208 in Probate Office of Shelby County, Alabama.

Joe Ann Jones is one and the same person as Jo Ann Jones.

\$15,225.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 24th

day of July, 1987.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED  
Corrected Rec. 250  
1987 AUG 12 PM 1:33 (Seal) 100  
350  
Larry G. Jones (Seal)  
Joe Ann Jones (Seal)

STATE OF ~~ALABAMA~~ FLORIDA  
Okaloosa COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Larry G. Jones and Joe Ann Jones 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 24th day of July, 1987

BOOK 145 PAGE 450