

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
 SHELBY COUNTY)

Send Tax Notice To: James A. Stowe, Jr. and
 Janice B. Stowe
 c/o Route 1, Box 2715
 Shelby, Alabama 35143

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE AND 00/100 (\$ 1.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND REED WHITE, SR. AND WIFE, BARBARA WHITE, herein referred to as Grantors, do grant, bargain, sell and convey unto JAMES A. STOWE, JR. AND JANICE B. STOWE, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Map and Survey of Wildwood Shores, First Sector, which said Map is found of record in the Probate Office of Shelby County, Alabama, in Map Book 11, Page 42.

THIS IS A DEED OF CORRECTION AND IS GIVEN TO CORRECT THE DESCRIPTION CONTAINED IN THAT CERTAIN DEED FOUND OF RECORD IN REAL BOOK 120, PAGE 910, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THIS DEED IS SUBJECT TO THE SAME ITEMS AS CONTAINED IN THE ORIGINAL DEED HEREINABOVE DESCRIBED.

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 we do for ourselves and for our heirs, executors and administrators covenant with the 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, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of February, 1988.

John W. Wilder

By Peggy J. Wilder (SEAL)
 Peggy J. Wilder, Attorney in Fact

Peggy J. Wilder (SEAL)
 Peggy J. Wilder

Reed White, Sr. (SEAL)
 Reed White, Sr.

Barbara White (SEAL)
 Barbara White

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Wilder, the wife of John W. Wilder and Reed White, Sr. and wife, Barbara White, 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 February, 1988.


Notary Public

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Wilder, whose name as Attorney in Fact for John W. Wilder, 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 as such Attorney in Fact, and with full authority, executed the same voluntarily for and as the act of said principal, on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 1988.


Notary Public

CONSENT OF GRANTEES

The undersigned Grantees, James A. Stowe, Jr. and Janice B. Stowe, hereby agree with and consent to the change made in the description of the real property conveyed to them and hereby agree that the property described herein is the true and correct description of the property sold to them by the Grantors hereinabove named.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the _____ day of February, 1988.

James A. Stowe, Jr.

Janice B. Stowe

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Stowe, Jr. and Janice B. Stowe, whose names are signed to the foregoing consent, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the consent, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this _____ day of February, 1988.

Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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

88 FEB 26 PM 2:12

Thomas A. Stowe, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>11.00</u>

BOOK 172 PAGE 946