

THIS INSTRUMENT PREPARED BY:
Douglas L. McWhorter
2127 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:
Stephen R. Woodie
Carolyn S. Woodie
1202 Southwind Drive
Helena, Alabama 35080

1492

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$10,000 and other goods and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Stephen R. Woodie and Carolyn S. Woodie (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephen R. Woodie and Carolyn S. Woodie (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 25, according to the Survey of DEARING DOWNS, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

Subject to the following:

1. Taxes for 1989 and subsequent years.
2. Building set back lines and easements as shown on recorded map.
3. Restrictive covenants and conditions recorded in Misc. Book 18, Page 593, in Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 155, Page 107, in Probate Office of Shelby County, Alabama.
5. Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 306, Page 721, in Probate Court of Shelby County, Alabama.
6. The terms of that certain mortgage in which the grantors herein are the mortgagors and Cameron Brown Company is the mortgagee, such mortgage having been subsequently assigned to Barclays American Mortgage Corporation.

This is a corrective deed. The Grantors herein are the Grantees of that certain deed recorded in Map Book 086, Page 747, in the Probate Office of Shelby County, Alabama. The Grantors are executing this corrective deed to convert the title to the above described property to joint tenancy with right of survivorship, which is what the Grantors herein desired at the time that such prior deed was executed.

BOOK 236 PAGE 121

TO HAVE AND TO HOLD to the grantees, as joint tenants with right of survivorship, 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) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee 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, and the grantees' 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 grantee and the grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of April, 1989.

(Seal) Stephen R. Woodie (Seal)
Stephen R. Woodie

(Seal) Carolyn S. Woodie (Seal)
Carolyn S. Woodie

STATE OF ALABAMA)

GENERAL ACKNOWLEDGEMENT

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen R. Woodie and Carolyn S. Woodie, 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 25th day of April, 1989.

Douglas D. McWhorter
Notary Public

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

89 APR 27 AM 11:50

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

1. Recd	NO. TAX COLLECTED
2. Mtg Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>8.00</u>

BOOK 236 PAGE 122