

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,  
Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: James L. Gilbert and Joyce E. Gilbert  
111 Chestnut Drive, Alabaster, AL 35007

**CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten dollars and other good and valuable consideration to the undersigned Grantor, Dogwood Forest Joint Venture, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James L. Gilbert and wife, Joyce E. Gilbert (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama thence run Northerly along the West line thereof for a distance of 488.02', thence turn an angle to the right of 109 degrees 52' 04" and run a distance of 232.71' to the point of beginning of the property, known or to be known as lot 3, Dogwood Estates, an unrecorded subdivision, being described. Thence continue along last described course a distance of 439.27' to a point on the Westerly margin of Chestnut Drive, thence turn an angle of 67 degrees 58' 51" to the left and run along said margin of said Chestnut Drive a distance of 237.14' to a point, thence turn an angle of 90 degrees 00' 00" to the left and run a distance of 407.25' to a point, thence turn an angle of 90 degrees 00' 00" to the left and run a distance of 401.81' to the point of beginning, containing 3.0 acres, more or less.

This deed is given to correct the legal description of that certain deed recorded in Book 170, Page 311 on February 8, 1988 in Shelby County, Alabama.

Subject to easements, restrictions, rights of way and building lines of record.  
Subject to property taxes for 1988.  
Mineral and mining rights excepted.

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 said GRANTOR does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of April, 1989.

1. ~~Doc Tax~~ NO TAX COLLECTED  
ATTEST: Mig. Tax

3. Recording Fee 250

4. Indexing Fee 300

TOTAL 550

STATE OF ALABAMA  
COUNTY OF SHELBY

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

89 MAY -1 PM 2:02

Dogwood Forest Joint Venture

By: David F. Byers  
David F. Byers, Its General Partner

Thomas A. Shivers, Jr.  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Byers, whose name as General Partner of Dogwood Forest Joint Venture, 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 foregoing conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 10th day of April, 1989.

My Commission Expires: 5/20/91

Judith Ann Black  
Notary Public

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