

THIS IS CORRECTIVE DEED, BEING FILED TO CORRECT THE ACKNOWLEDGMENT.

This instrument was prepared by

1662

Send Tax Notice To: Deborah K. Cowan

(Name) J. Dan Taylor

name

1990 Chandalar Court

(Address) 3021 Lorna Rd., Suite 100, B'ham, AL 35216

address

Pelham, AL 35125

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FOUR THOUSAND AND NO/100'S (\$44,000.00)----- DOLLARS

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

DOUG UNKENHOLZ AND WIFE, NAN UNKENHOLZ

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

DEBORAH K. COWAN, AN UNMARRIED WOMAN AND CHARLES E. COWAN AND WIFE, BETSY D. COWAN

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

SHELBY

County, Alabama to-wit:

Said real property being more particularly described on the attached Exhibit A" which is incorporated herein in haec verba.

Subject to all easements, restrictions and rights of way of record.

Thirty-Five Thousand and Two Hundred Dollars (\$35,200.00) of the purchase price of the property was secured by a purchase money mortgage.

The undersigned Nan Unkenholz is one and the same as Nan Ginsburg who is named as grantee on previous deed.

NO TAX COLLECTED

1. Deed Tax \$ _____
2. Mtg Tax _____
3. Recording Fee 2.50
4. Indexing Fee 4.00
TOTAL 6.50

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 2nd

day of May, 1989

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

89 MAY 24 AM 8:23 (Seal)

Nan Unkenholz (Seal)

Doug Unkenholz (Seal)

Doug Unkenholz (Seal)

STATE OF ALABAMA Thomas R. Lawrence, Jr.
JEFFERSON COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doug Unkenholz and wife, Nan Unkenholz 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 2nd day of May, A. D., 1989

Margaret M. Ree
Notary Public