

Send tax notice to:  
Douglas H. Ballard and Betty R. Ballard

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

746

STATE OF ALABAMA  
SHELBY COUNTY

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to Baker Dairy Farms, Inc., a corporation (hereinafter referred to as "Grantor"), by Douglas H. Ballard and Betty R. Ballard (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the southwest quarter of the southeast quarter of Section 36, Township 21 South, Range 3 West, described as follows:

Commence at the southeast corner of the southwest quarter of the southeast quarter of Section 36, and go north 89 degrees 03 minutes 48 seconds west along the south boundary of said quarter-quarter section for 307.80 feet to the point of beginning; thence north 34 degrees 29 minutes 48 seconds west for 277.65 feet; thence south 78 degrees 59 minutes 12 seconds west for 52.25 feet; thence north 10 degrees 58 minutes 07 seconds west for 258.76 feet; thence south 78 degrees 58 minutes 28 seconds west for 69.01 feet; thence north 42 degrees 07 minutes 33 seconds west for 570.31 feet; thence north 88 degrees 42 minutes 00 seconds west for 320.09 feet to the west boundary of said quarter-quarter section; thence south 01 degrees 22 minutes 02 seconds east for 873.64 feet to the southwest corner of said quarter-quarter section; thence south 89 degrees 03 minutes 48 seconds east along the south boundary of said quarter-quarter section for 1,007.34 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except a one-half undivided interest in minerals.

This deed is given to correct an error in the legal description of Parcel 3 in that certain deed from Grantor herein to Grantees herein recorded in Deed Book 345, page 695, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to 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.

*Calvin Tittle*

BOOK 252 PAGE 562

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 except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Frank Thomas Baker, its President, who is authorized to execute this conveyance, has hereto set its signature and seal this 15<sup>th</sup> day of August, 1989.

BAKER DAIRY FARMS, INC.

By Frank Thomas Baker  
Its President

STATE OF ALABAMA  
COUNTY OF ~~JEFFERSON~~ SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Frank Thomas Baker, whose name as President of Baker Dairy Farms, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 15th day of August, 1989.

Carlene R. Hadaway  
Notary Public

[NOTARIAL SEAL]  
S7482\03

My commission expires: \_\_\_\_\_

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 AUG 23 AM 8:55

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	11.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	10.00