

This Deed prepared to correct
Deed recorded at page 948 in
Deed Book 118, Shelby County,
Alabama

SEND TAX NOTICE TO:

(Name) Georgia Mae Garner

(Address) P. O. BOX 277 Harpersville, Al. 35078

This instrument was prepared by

(Name) Georgia Mae Garner

(Address) P. O. Box 277 Harpersville, Al. 35078

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other valuable consideration & One & no/100 (\$1.00) DOLLARS

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

Regina Garner

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

Regina Garner and Georgia Mae Garner

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

Shelby

County, Alabama to-wit:

A lot or parcel of land situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the Northwest corner of the above Quarter Quarter, thence run East along the North line for a distance of 757.2 feet; thence turn 90 deg. 47' to the right for a distance of 560.3 feet; thence turn 89 deg. 53' to the left for a distance of 334.85 feet; thence turn 89 deg. 53' to the right for a distance of 210.0 feet to the point of beginning. Thence continue along same line for a distance of 105.0 feet; thence turn 89 deg. 53' to the left for a distance of 220.68 feet to the East line of the above said Quarter Quarter; thence turn 91 deg. 13' to the left for a distance of 105.0 feet; thence turn 88 deg. 47' to the left for a distance of 218.66 feet to the point of beginning.

Correct to include Grantors name along with named Grantee and be on a Survivorship Warranty Deed rather than a General Warranty Deed.

1. Deed Tax	-----	\$	-----
2. Mtg. Tax	-----	\$	-----
3. Recording Fee	-----	\$	2.50
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	1.00
6. Certified Stamp Fee	---	\$	1.00
Total	-----	\$	7.50

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, I have hereunto set my hand(s) and seal(s), this 21st

day of August, 19 89

WITNESS:

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP 20 AM 9:05

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, Paul Zarni, a Notary Public in and for said County, in said State, hereby certify that Regina Garner & Georgia Mae Garner whose name 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 20th day of September, A. D., 19 89

Notary Public.