



Send Tax Notice To:  
Delmas Mears, Jr.  
102 Meadow Creek Lane  
Alabaster, AL. 35007

# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) James A. Holliman, Attorney  
(Address) 3821 Lorna Road, Suite 110  
Birmingham, AL. 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY  
CORRECTIVE DEED  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND NO/100 (\$1.00) DOLLARS

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

JAMES L. KING, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

DELMAS MEARS, JR. and wife, NOREEN A. MEARS  
(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 tract of land situated in the NE 1/4 of the NE 1/4 and the NW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 3 West, more fully described as follows: Commence at the SW corner of the NE 1/4 of the NE 1/4 of said Section and run North 1° 56' 44" West and run 264.8 feet to the point of beginning; thence North 87° 58' 19" West and run 25.06 feet; thence North 1° 56' 44" West and run 264.86 feet; thence South 88° 10' 37" East and run 330.0 feet; thence South 1° 54' 04" East and run 266.04 feet; thence North 87° 58' 19" West and run 304.94 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT a 50 foot easement for ingress, egress and utility and drainage being the West 50 feet of the above described property.

This is a corrective deed to correct the legal description of the property conveyed between the parties herein by deed recorded in Real Volume 230, Page 482, in said Probate Office.

This property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 and 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 warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 25th

April, 19 90

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

90 MAY -2 AM 10:57

JUDGE OF PROBATE

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James L. King, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 1990

1. Deed Tax  
2. Mtg. Tax  
3. Recording Fee  
4. Indexing Fee  
5. No Tax Fee  
6. Certified Fee  
Total