

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

1308
Send Tax Notice To:

CORRECTIVE
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, Dogwood Forest Joint Venture, an Alabama General Partnership (herein referred to as GRANTORS) do grant, bargain, sell and convey unto James L. Gilbert and Joyce E. Gilbert (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the S.W. corner of the N.W. 1/4 of the N.E. 1/4 of Section 24, Township 21 South, Range 3 West; thence run Northwardly along the West line thereof for a distance of 488.02' (Deed), 488.58' (Meas.); thence turn an angle to the right of 109 deg. 52' 04" (Deed), 109 deg. 50' 46" (Meas.) for a distance of 413.62' to the point of beginning of Lot 3 of Dogwood Forest, an unrecorded subdivision, more particularly described as follows: Continue along the last described course for a distance of 439.27' to the Westerly right of way line of Chestnut Drive; thence turn an angle to the left 67 deg. 58' 51" and run along said right of way for a distance of 237.14'; thence turn an angle to the left of 90 deg. 00' 00" for a distance of 407.25'; thence turn an angle to the left of 90 deg. 00' 00" for a distance of 401.81' to the point of beginning.

This deed is given to correct the legal description of that certain deed recorded in Book 170, Page 311 and that certain deed recorded in Book 236, Page 580 in the Office of the Judge of Probate, 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.

David F. Byers and John D. Baird, as of April 10, 1989, were the only partners in Dogwood Forest Joint Venture.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

BOOK 296 PAGE 583

✓ Cambridge
Title

IN WITNESS WHEREOF, the said Dogwood Forest Joint Venture, by its Partners, John D. Baird and David F. Byers, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 14 day of MAY, 1990.

DOGWOOD FOREST JOINT VENTURE

BY:

John D. Baird, Its Partner

BY:

David F. Byers, Its Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John D. Baird, whose name as 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 said conveyance, he, as Partner of Dogwood Forest Joint Venture, executed the same voluntarily for and as the act of said joint venture, on the day the same bears date.

Given under my hand this 14 day of MAY, 1990.

[Signature]
Notary Public

My Commission Expires 7-1-94

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that David F. Byers, whose name as 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 said conveyance, he, as Partner of Dogwood Forest Joint Venture, executed the same voluntarily for and as the act of said joint venture, on the day the same bears date.

Given under my hand this 14 day of MAY, 1990.

[Signature]
Notary Public

My Commission Expires 1/29/91

90 JUN 19 AM 10:20

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	5.00
2. [unclear]	3.00
3. [unclear]	1.00
4. [unclear]	10.00