

SEND TAX NOTICE TO:

(Name) Vivalee F. Dawe & Douglas Bradburn

(Address) Box 800, Co. Rd. 103
Wilsonville, Al. 35186

2990

This instrument was prepared by

(Name) Margaret B. Cloud

(Address) 11 El Camino Real, Chelsea, Alabama 35043

Form 1-1-5 Rev. 5/62
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 ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

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

(herein referred to as grantors) do grant, bargain, sell and convey unto
Emmett W. Cloud and wife, Margaret B. Cloud

Vivalee F. Dawe and T. Douglas Bradburn

(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 parcel of land containing 0.51 acres, more or less, in the SE 1/4 of the NE 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama.

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 being the point of beginning:

Thence run North along the East 1/4 line of said 1/4 - 1/4 Section a distance of 160.00 feet;
Thence left 89 degrees, 05', 38 seconds, in a Westerly direction 135.66 feet;
Thence left 92 degrees, 30 minutes, 07 seconds in a Southerly direction 160.00 feet;
Thence left 87 degrees, 26 minutes, 25 seconds in a Easterly direction 131.21 feet to the point of beginning.

Less and except that part lying within the right-of-way of Hebb Road, said right-of-way being acquired by prescription.

This is a corrective deed to correct deed recorded in Real Vol. 151, Page 931 in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 358 PAGE 444

1. Title	2.50
2. Search	3.00
3. Notary	1.00
4. Court fees	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, We have hereunto set Our hands and seals, this 5th

day of August, 19 91.

WITNESS:

NOTARY PUBLIC
I CERTIFY THIS INSTRUMENT WAS FILED

91 AUG 13 AM 8:41 (Seal)

Emmett W. Cloud (Seal)
Margaret B. Cloud (Seal)

JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, The Undersigned, a Notary Public in and for said County, in said State,

hereby certify that Emmett W. Cloud and wife, Margaret B. Cloud

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 12th day of Aug. A. D., 19 91

M. T. Allen