

264

Prepared by: Trimmer, Atchison and Hayley, P.C. 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

Send Tax Notice To: Jo Lynn Foster and Betty Gail Vinson 300 Tennyson Drive, Pelham, AL 35124

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Five Hundred (\$500.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, Jo Lynn Foster, an unmarried woman, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Betty Gail Vinson, an unmarried woman, and Jo Lynn Foster, an unmarried woman, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

BEGIN AT THE NW CORNER OF NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND RUN SOUTH 2 DEGREES 00 MINUTES EAST FOR 720 FEET; THENCE RUN NORTH 89 DEGREES 38 MINUTES EAST FOR 587.6 FEET TO THE POINT OF BEGINNING. THEN RUN NORTH 21 DEGREES 56 MINUTES WEST FOR 166 FEET; THEN RUN NORTH 85 DEGREES 58 MINUTES EAST FOR 277 FEET; THEN RUN SOUTH 21 DEGREES 56 MINUTES EAST FOR 168 FEET; THEN RUN SOUTH 89 DEGREES 38 MINUTES WEST FOR 277 FEET BACK TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

THIS DEED IS BEING GIVEN TO CORRECT THAT CERTAIN DEED FILED FOR RECORD ON JANUARY 30, 1989, IN BOOK 227, PAGE 793. SAID DEED IS DEFECTIVE IN THAT IT DOES NOT SHOW THE MARITAL STATUS OF THE GRANTOR.

- (1) Subject to property taxes for the current year.
(2) Subject to easements, restrictions, covenants and conditions, if any.
(3) Subject to mineral and mining rights.

BOOK 366 PAGE 875

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 do for myself and for my heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal, this 23rd day of August, 1991.

Table with 6 rows: 1. Deed Tax, 2. Mfg. Tax, 3. Recording Fee, 4. Indexing Fee, 5. No Tax Fee, 6. Certified Fee. Total \$7.80. Includes handwritten 'NO TAX PD'.

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 91 OCT -3 AM 10:56 JUDGE OF PROBATE

Jo Lynn Foster (SEAL) JO LYNN FOSTER (SEAL)

STATE OF ALABAMA) COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Lynn Foster, an unmarried woman, 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 foregoing conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 23rd day of August, 1991.

Handwritten signature/initials

My Commission Expires: 10/29/94

Notary Public