

1331

CORRECTIVE
WARRANTY DEED--JOINT TENANCY

2500

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ Scott Weaver
1901 Highway 201
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of two thousand five hundred dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Douglas Matherly and wife Dianne C Matherly, of 1895 Highway 201, Calera, AL 35040, do grant, bargain, sell, and convey unto Scott Weaver and wife Melinda Weaver, of 1901 Highway 201, Calera, AL 35040 (herein referred to as grantees) 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:

Begin at the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §9, Twp 24N, R13E; thence N 87°58'45"E along the § line 936 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 26.1 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 183.9 feet; thence S 87°58'45"W and parallel with the S line of said § 105 feet to the point of beginning: thence continue same course 105 feet; thence N 1°59'20"W and parallel with the W line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 210 feet; thence N 87°58'45"E 294.69 feet; thence S 7°27'40"E 60 feet; thence westerly along a course parallel to and 60 feet S of the previously run line of N 87°58'45"E for 189.69 feet; thence southerly 150 feet to the point of beginning.

Source of title: 1) a warranty deed from Claude L Crim and wife Berenice Crim to grantors executed 23 April 1975 and recorded September 5, 1975 at deed book 294, page 371 of the Shelby County Probate records, and corrected via a warranty deed executed 20 November 1991. 2) a deed from grantors to grantees herein executed 17 September 1991 and recorded 20 September 1991 at real book 364, page 854 of the Shelby County Probate Records. It is the intent of this instrument to convey the same property conveyed in source #2 above, but to correct the legal description thereof.

The conveyed property adjoins but forms no part of the homestead of any grantor herein. Each grantor herein owns other property which does form homestead.

To have and to hold to the said grantees 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 grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 21 November 1991.

Witness:

Janice E. Culver
Janice E. Culver

Douglas Matherly (Seal)
Douglas Matherly
Dianne C. Matherly (Seal)
Dianne C Matherly

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Douglas Matherly and wife Dianne C Matherly, whose names are signed to the foregoing conveyance, and who are (made) 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 21 November 1991.

Janice E. Culver
Notary public

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

91 NOV 22 AM 8:27

Thomas A. Thompson
JUDGE OF PROBATE

1. Doc. Tax	\$	
2. Mtg. Tax	\$	5.00
3. Recording Fee	\$	7.00
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	
6. Certified Fee	\$	
Total	\$	13.00