

DEED OF CORRECTION Correcting that certain instrument recorded in Deed Book No. 386, Page 877, in the Probate Office, Shelby County, Alabama.



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american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

This instrument was prepared by

(Name) VALLEYDALE REALTY CO.

(Address) 4525 VALLEYDALE ROAD, BIRMINGHAM, ALABAMA, 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) 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 GREGORY SCOTT BAILEY AND WIFE, SHEILA E. BAILEY

(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:

TO WIT:

Lot 20, according to the Survey of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and Mining rights excepted.

Subject to:

- (1) Ad valorem taxes for the year 1983.
- (2) 35 foot building set back line and easements as shown by record plat.
- (3) Easements to Alabama Power Company in Deed Volume 127, Page 399.
- (4) Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company in Deed Volume 283, Page 850 and Deed Volume 287, Page 513.

BOOK 386 PAGE 856

1. Deed Tax	NO TAX COLLECTED
2. Mig. Tax	
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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 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, have hereunto set hand(s) and seal(s), this day of 19

WITNESS:

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

92 FEB -4 AM 10:34

JUDGE OF PROBATE

GREGORY SCOTT BAILEY
(Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, JAMES RAY MARTIN, a Notary Public in and for said County, in said State, hereby certify that GREGORY SCOTT BAILEY whose name he 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, did executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of Feb. A. D. 1992

B.T. 1

JAMES RAY MARTIN

Notary Public.

MY COMMISSION EXPIRES FEB. 7, 1995