

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Ferris S. Ritchey

Charles Anthony James

1910 28th Ave. South

7472 Old Leeds Road

ADDRESS: Birmingham, AL 35209

Birmingham, AL 35211

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA }
SHELBY COUNTY }

CORRECTIVE DEED
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$1.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged or we, John Tony Pharo, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles Anthony James, a widower

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, in a Resurvey of G. S. Cross Estate, according to map of said subdivision, as recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 28, said lots being the same as Lots 1 and 2, in Gordon Cross Estates, as recorded in Map Book 5, Page 15.

Subject to:

1. Taxes during the year of 1991, a lien, but not yet payable.
2. Restrictions as set forth in Deed Book 242, Page 100.
3. Easements and building set back lines as shown by record plat.
4. Right of way in favor of Alabama Power Company recorded in Deed Book 231, Page 252; Deed Book 243, Page 403 and Deed Book 249, Page 889.
5. Right of way in favor of Shelby County, Alabama recorded in Deed Book 216, Page 33.

THIS IS TO CORRECT THE ERROR IN THE MARITAL STATUS OF GRANTOR AND GRANTEE IN THAT CERTAIN DEED RECORDED IN BOOK 365 AT PAGE 95 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF GRANTOR'S HOMESTEAD.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I John Tony Pharo have hereunto set my hands(s) and seal(s), this 24th day of September, 1992.

.....(Seal)
.....(Seal)
.....(Seal)

John Tony Pharo (Seal)
John Tony Pharo (Seal)
.....(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Ferris S. Ritchey, Jr., a Notary Public in and for said County, in said State, hereby certify that John Tony Pharo 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, A. D., 1992.

Mary S. Coles
Notary Public.

Inst # 1992-22202
10/05/1992-22202
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 7.50