

This Instrument Prepared By:
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Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

Inst # 1993-07489

**CORRECTIVE
WARRANTY DEED**

03/18/1993-07489
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, MICHAEL C. NIVENS and wife, PEGGY C. NIVENS (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LOUIS DOUGLAS JOSEPH an undivided two-thirds (2/3) interest and JOHN ANTHONY JOSEPH an undivided one-third (1/3) interest (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127, Page 563 in Probate Office; (3) Right(s)-of-Way(s) granted to Colonial Pipe Line by instrument(s) recorded in Deed 268, Page 460 and Deed 220, Page 810 in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 50, Page 265 in Probate Office; (5) Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed 252, Page 599 in Probate Office.

This is a corrective deed correcting that certain deed recorded in Instrument #1992-18069 in the Office of the Judge of Probate of Shelby County, Alabama in order to add the appropriate title exceptions.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal, this the 4th day of February, 1993.


Michael C. Nivens


Peggy C. Nivens

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL C. NIVENS and wife, PEGGY C. NIVENS whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of February, 1993.


Notary Public
My Commission Expires: 2/8/95

EXHIBIT A

The Southeast 1/4 of Southwest 1/4, Section 2 Township 20 South, Range 1 West which is more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West, thence run Easterly along the North boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1346.14 feet to a point; thence turn an angle of 91 degrees 02' 01" to the right and run Southerly along the East boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1321.67 feet to a point thence turn an angle of 89 degrees 14' 05" to the right and run Westerly along the South boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1336.13 feet to a point; thence turn an angle of 90 degrees 20' 01" to the right and run Northerly along the West boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1315.27 feet to the point of beginning. Said parcel of land is the Southeast 1/4 of Southwest 1/4 Section 2 Township 20 South Range 1 West and contains 40.59 acres.

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