

Send Tax Notice To:
THOMAS M. BURNUM
105 Deer Run Drive
Alabaster, AL. 35007



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
3821 Lorna Road, Suite 110
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

CORRECTIVE

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED TWENTY-SEVEN THOUSAND & NO/100 (\$127,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. DENNIS SIMS d/b/a JDS HOMES

(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS M. BURNUM and wife, CHRISTINA BURNUM

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lot 2, Sector 2, according to the Survey of Apache Ridge, Sectors 2 and 3, as recorded in Map Book 16, Page 60, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights excepted.

\$ 128,587.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the grantor or his spouse.

This is a corrective deed, given to correct the legal description of that certain deed dated September 15, 1993, and recorded in Instrument No. 1993-

03/15/1994-08265
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DGI MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 have hereunto set my hand(s) and seal(s), this 7th day of March, 1994

WITNESS:

(Seal) J. Dennis Sims (Seal)

(Seal) J. DENNIS SIMS d/b/a JDS HOMES (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. DENNIS SIMS, d/b/a JDS HOMES 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 7th day of March, A.D., 1994

My Commission Expires: 11-25-95

Charles H. Hester
Notary Public

Inst # 1994-08265