

DEED OF CORRECTION

THIS INSTRUMENT WAS PREPARED BY:

NEIL C. CLAY  
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Send Tax Notice To:  
Michael W. Cooke  
Sharolyn Sue Cooke  
1204 Lake Point Drive  
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of TEN AND NO/100---DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, M. E. PADGETT, a single man, herein referred to as grantor) grant, bargain, sell and convey unto MICHAEL W. COOKE and wife, SHAROLYN SUE COOKE, (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 Jefferson County, Alabama, to-wit:

Lot 2029, according to the survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Any and all easements, limitations, rights of way and restrictions of record.
2. Any and all advalorem taxes for the year 1994, which constitute a lien but are not due and payable until October, 1, 1994.
3. Restrictions appearing of record in Misc. Volume 14, Page 536; and amended in Misc. Volume 17, Page 550; and further amended in Instrument #1993-9187, in the Probate Office of Shelby County.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Lien for Lake Point Estates, recorded in Book 190, Page 35, in said Probate Office.

10:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MJS 15.00

03/16/1994-08465  
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Inst # 1994-08465

5. Release of damages as shown by Instrument #1993-9187, in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1993/9187, Page---, in said Probate Office.
7. 25 foot building line from Lake Point Drive; 7.5 foot easement along northeasterly lot line; easement of varying width along rear; as shown on recorded map.
8. Any and all other recorded easements, restrictions and rights of way of record.

This Deed is given to correct the marital status of M. E. Padgett, the grantor in that certain deed recorded in Instrument #1993-26840, Page ---, in the Probate Office of Shelby County, Alabama.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators

Padgett to Cooke  
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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 and seal, this 8th day of March, 1994.

  
M. E. PADGETT

STATE OF ALABAMA  
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. E. PADGETT, a single man, 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 the 8th day of March, 1994.

  
Notary Public

Inst # 1994-08465

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