

CORRECTIVE DEED

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
 (205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WALT MOODY, and wife, MARTHA MOODY

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

JOHN MONTGOMERY AND WIFE, DORA ADAMS MONTGOMERY

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

SHELBY County, Alabama to-wit:

A lot in the Southeast Quarter of Southeast Quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of Section 1, Township 22 South, Range 1 West; thence run North along the East line of Section 1 a distance of 376.30 feet to the Southwest right of way line of Shelby County Highway No. 47; thence turn an angle of 24 degrees 23 minutes to the left and run along said right of way line a distance of 439.39 feet to the P.C. of a right of way curve; thence continue along said right of way curve, whose Delta Angle is 9 degrees 29 minutes to the left, Tangent Distance is 106.02 feet; Radius is 1280.33 feet; length of Arc is 211.91 feet, to the P.T. of said right of way curve; thence continue along said right of way line a distance of 141.70 feet to the point of beginning, which point of beginning is 420 feet northwesterly of the Northeast corner of the Raymond and Carolyn Etrass Hughes lot; thence turn an angle of 80 degrees 55 minutes to the left and run a distance of 420.00 feet, parallel with the North line of said Hughes lot; thence turn an angle of 80 degrees 55 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 99 degrees 05 minutes to the right and run a distance of 420.00 feet, parallel with the North line of said Hughes lot, to the West right of way of Shelby County Highway No. 47; thence turn an angle of 80 degrees 55 minutes to the right and run along said right of way line a distance of 210.00 feet to the point of beginning. Situated in the Southeast Quarter of Southeast Quarter, Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.

This deed is given for the sole purpose of correcting the erroneous description contained in that certain deed from grantors herein to grantees herein dated July 13, 1979, recorded in the Probate Office of Shelby County, Alabama in Book 320, Page 648.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 10thday of January, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

Walt Moody (Seal)
 Walt Moody

Martha Moody (Seal)
 Martha Moody

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,hereby certify that Walt Moody

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 10th day of January, A. D., 1993

SEE ADDITIONAL ACKNOWLEDGEMENT ON REVERSE

E. D. Mooney
 Notary Public.

Inst # 1994-10503

03/31/1994-10503
 10:49 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 61.00

50,000 value

(Name) John Montgomery
 (Address) 2230 Hwy 47
Columbiana, Al. 35051

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STATE OF ALABAMA)
Shelby COUNTY)

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Martha Moody, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of January, 1998.

Thomas S. Twen
Notary Public

Inst # 1994-10503

Inst # 1994-10503

03/31/1994-10503
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP
Title Insurance
BIRMINGHAM, ALA.