



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
Thomas Daniel Swarts
2324 Altadena Crest Drive
Birmingham AL 35242

This instrument was prepared by
Martin, Drummond, Woosley & Palmer
(Name)
2204 Lakeshore Drive, Suite 130
(Address) Birmingham AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

CORRECTIVE DEED

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Six Thousand Five Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary Gail Brown, A Single Individual

(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas Daniel Swarts and wife, Sylvia L. Swarts

(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 54, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors,
as recorded in Map Book 10 page 54 A & B in the Probate office of Shelby County, Alabama.
Mineral and mining rights excepted.

\$ 178,700.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

Mary Gail Porter and Mary Gail Brown are one and the same person.

This deed is to correct that certain deed filed in Inst. 1993-14236.
This deed is to correct the signature of the Grantor.

1994-19374

06/17/1994-19374
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 _____ 13th

day of May, 19 93

WITNESS:

(Seal) Mary Gail Brown (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Mary Gail Brown, A Single Individual
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 15th day of June, A.D., 19 94

[Signature]
Notary Public

Inst # 1994-19374