

Send Tax Notice To:

Michael J. Cohan

827 Sims Ave.

B'ham, AL

35213



JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

(Address) 3821 Lorna Road, Suite 110

Birmingham, AL 35244

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Nine Thousand Two Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Stanley Pair and wife, Rhonda B. Pair

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

Michael J. Cohan and wife, Lauren C. Cohan

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

Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

THIS WARRANTY DEED IS BEING RE-RECORDED FOR THE PURPOSE OF CORRECTING THE SPELLING OF THE GRANTEES NAME.

08/02/1994-24159 02:36 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 MCD 70.50

09/21/1994-28779 01:12 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 MCD 12.00

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, we have hereunto set our hand(s) and seal(s), this 21st day of July, 1994

WITNESS:

Signatures of William Stanley Pair and Rhonda B. Pair with seals.

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 William Stanley Pair and wife, Rhonda B. Pair whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, A.D., 1994

8-29-94

Notary Public signature

Notary Public

Inst # 1994-28779

Inst # 1994-24159

EXHIBIT "A"

A parcel of land in the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West Shelby County, Alabama described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence turn Eastwardly along the North line for a distance of 311.29 feet for the point of beginning; thence continue along last described course for a distance of 271.29 feet; thence turn an angle to the right of 85 deg. 13 min. 26 sec. for a distance of 1344.50 feet to the South line of said 1/4 1/4; thence turn an angle to the right of 94 deg. 56 min. 08 sec. along the South line for a distance of 277.50 feet; thence turn an angle to the right of 85 deg. 19 min. 34 sec. for a distance of 1343.23 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: Legal Description for easement across subject property going to parcel on the West side:  
Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 22 South, Range 2 West; thence run South 85 deg. 05 min. 00 sec. East along the North line thereof for a distance of 582.58 feet; thence run South 00 deg. 08 min. 23 sec. West for a distance of 1344.50 feet; thence run North 84 deg. 55 min. 29 sec. West for a distance of 128.38 feet to the point of beginning of easement; from last described thence run North 73 deg. 45 min. 54 sec. West for a distance of 30.00 feet; thence run South 84 deg. 55 min. 29 sec. East for a distance of 139.10 feet to the Northerly right of way of County Road #22; thence run South 84 deg. 55 min. 29 sec. East for a distance of 10.02 feet to the point of beginning; being situated in Shelby County, Alabama.

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