

**THIS INSTRUMENT WAS PREPARED BY:**

ALAN C. KEITH, ATTORNEY AT LAW  
3525 LORNA RIDGE DRIVE, SUITE 100  
BIRMINGHAM, ALABAMA 35216

**Send tax notice to:**

Donna Jo Brooker

**CORRECTIVE WARRANTY DEED**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) DOLLARS, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, Alma R. Brooker, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Donna Jo Brooker (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 15, Township 21 South, Range 3 West, and run thence Northerly along the East line of said 1/4-1/4 a distance of 234.19 feet to a point, thence run North 72 degrees 49 minutes 48 seconds West a distance of 207.08 feet to the point of beginning of subject property, thence continue along last described course a distance of 254.28 feet to a point, thence South 08 degrees 56 minutes 46 seconds East a distance of 67.40 feet to a point, thence South 72 degrees 52 minutes 36 seconds East a distance of 20 feet to a point, thence South 17 degrees 10 minutes 12 seconds, West a distance of 147.15 feet to a point, thence South 72 degrees 49 minutes 48 seconds East a distance of 210.00 feet to a point, thence North 17 degrees 10 minutes 12 seconds East a distance of 210.00 feet to the point of beginning. Situated in Shelby County, Alabama.

The purpose of this Corrective Warranty Deed is to correct that certain Warranty Deed recorded at Instrument #1995-20648 which contained an error in the legal description.

Subject to all rights of way, easements and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this October 31, 1995.

WITNESS:

Alma R. Brooker (SEAL)  
Alma R. Brooker

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alma R. Brooker, an unmarried woman, whose name(s) 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 on October 31, 1995.

[Signature]

NOTARY PUBLIC

My commission expires: 4/6/96

Inst # 1995-32530

11/09/1995-32530  
01:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

Inst # 1995-32530