

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:

(Name) Paul Lutz
150 Highway 277

(Address) Helena, Alabama 35080

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

CORRECTIVE

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 Forty Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Pearl Omadee Bailey, a single woman

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

Paul and Joyce Lutz

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

Shelby

County, Alabama to-wit:

All that part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 20 South, Range 4 West, that lies on the West side of the main line right of way of the Southern Railroad, commonly known as the 3-B. Less and except any part lying within the W. H. Sturdivant burial lot as reserved in deed recorded in Deed Book 120, Page 100, in Probate Office.
Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$25,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

This deed is given to correct that certain deed recorded in Instrument #1996-15117, to which a lease sale contract was attached in error. The intent of the parties was to give a deed and purchase money mortgage.

Pearl Omadee Bailey is the grantee in that certain deed recorded in Deed Book 180, Page 425, in Probate Office, whose grantor was George S. Bailey. On June 15, 1956, George S. Bailey was an unmarried man.

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, I have hereunto set my hand(s) and seal(s), this 14

day of August, 19 96

WITNESS:

Harry W. Keller (Seal)

Pearl Omadee Bailey (Seal)
Pearl Omadee Bailey

STATE OF ~~TEXAS~~ TEXAS

BEXAR COUNTY

I, the undersigned authority

hereby certify that Pearl Omadee Bailey

whose name is signed to the foregoing conveyance, 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 14 day of August, A. D., 19 96

Cheryl A. Grubb
Notary Public.

Notary Public.

Inst 1996-26932
DOL
08/19/1996-26932
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J. SO