

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CHARLES W. REEVES
MARY JEAN REEVES
127 Pebble Lane
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTIVE

Warranty Deed/THEIRS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$107,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we W.S. RAINES, an unmarried man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto CHARLES W. REEVES and MARY JEAN REEVES (herein referred to as GRANTEES), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 61, according to the Amended Map of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$75,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 27th day of November, 1996.

W.S. RAINES By Mary Jo Dean
W.S. RAINES
by: Mary Jo Dean, Attorney in Fact

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary Jo Dean, whose name as Attorney-in-Fact for W.S. RAINES, under that certain Durable Power of Attorney recorded on 12/09/1996 in Real/Instrument # 1996 Page # 40406, in the Probate Office of SHELBY County, Alabama, 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, in capacity as such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November, 1996.

[Signature]
Notary Public
My Commission Expires: 5/29/99

Inst # 1997-01735

01/16/1997-01735
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 9.50

12/09/1996-40407
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 41.50

Inst # 1996-40407

Inst # 1997-01735

CLAYTON T. SWEENEY, ATTORNEY AT LAW