

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
John O. Griffin  
Dawn D. Griffin

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA        }  
COUNTY OF SHELBY        }

Inst # 1997-06391

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 Dollars (\$1.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **FRANK GRIFFIN and wife, MARTHA O. GRIFFIN**, (herein referred to as grantors), grant, bargain, sell and convey unto **JOHN O. GRIFFIN and DAWN D. GRIFFIN** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the Northeast 1/4 of SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a Northerly direction along the East boundary of said Section for 866.84 feet to the North right-of-way boundary of Shelby County Highway No. 44; thence turn left 76 deg. 55 min. in a Westerly direction 1430 feet, more or less, to intersection of said North right-of-way boundary with the East right-of-way boundary of Shelby County highway No. 17; thence turn right 82 deg. 21 min. in a Northerly direction along said East right-of-way boundary 387.00 feet to the point of beginning; thence continue in a Northerly direction along said East right-of-way boundary 50.00 feet; thence turn right 90 deg. 00 min. in an Easterly direction 595.00 feet; thence turn right 90 deg. 00 min. in a Southerly direction 125.00 feet; thence turn right 90 deg. 00 min. in a Westerly direction 325.00 feet; thence turn right 90 deg. 00 min. in a Northerly direction 75.00 feet; thence turn left 90 deg. 00 min. in a Westerly direction 270.00 feet to the point of beginning; being situated in Shelby County, Alabama.

This deed is given to correct the erroneous defect contained in that certain deed dated January 23, 1997 and recorded in Instrument # 1997-02341 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

03/03/1997-06391  
08:49 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00  
NATIONAL BANK OF COLUMBIANA  
POST OFFICE BOX 977  
COLUMBIANA, ALABAMA 35051

otherwise stated above; that WE have a good right to sell and convey the same as aforesaid; that WE will, and 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 our hands and seals this 26th day of February, 1997.

Frank Griffin  
Frank Griffin

Martha O. Griffin  
Martha O. Griffin

STATE OF ALABAMA        }  
COUNTY OF SHELBY        }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Frank Griffin and wife, Martha O. Griffin, 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 26th day of February, 1997.

Judy R. Davis  
Notary Public  
My Commission Expires: 1/3/98

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