

R9708-1522

CORRECTIVE DEED

THIS DEED IS BEING RE-RECORDED TO CORRECT THE COUNTY OF PROPERTY.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

Pruett, Brown, Turner,
& Norton and Waldrup, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

ERIK M. SCHWIEBERT
1906 INVERNESS CLIFFS
BIRMINGHAM, AL 35242

Inst # 1997-28062
09/02/1997-28062
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DEC 2001

Inst # 1997-31702

STATE OF ALABAMA)

COUNTY OF **SHELBY**)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of FORTY SEVEN THOUSAND DOLLARS and 00/100 (\$47,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, **KYLE A. BARRETT and LOIS M. BARRETT, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **ERIK M. SCHWIEBERT and LISA M. SCHWIEBERT, HUSBAND AND WIFE**, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 83, BLOCK 4, ACCORDING TO THE SURVEY OF INVERNESS POINT, PHASE II, AS RECORDED IN MAP BOOK 13, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES AND ASSESSMENTS FOR THE YEAR 1997, AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. 35 FOOT BUILDING LINE ON FRONT AND REAR, AS SHOWN BY RECORDED MAP.
3. 10 FOOT BUILDING LINE ON SIDES, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS OR COVENANTS RECORDED IN REAL 209, PAGE 890, REAL 226 PAGE 837, REAL 232, PAGE 3 AND REAL 237, PAGE 700 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
5. RESTRICTIONS OR COVENANTS RECORDED IN REAL 3573, PAGE 281, REAL 3592, PAGE 735, AND REAL 3603, PAGE 599, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN REAL 306, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- EASEMENT OF ALABAMA POWER COMPANY RECORDED IN REAL 306, PAGE 116 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- AGREEMENT, RECORDED IN REAL 222, PAGE 377, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT 1993-02660, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. COAL, OIL, GAS AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.

\$37,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

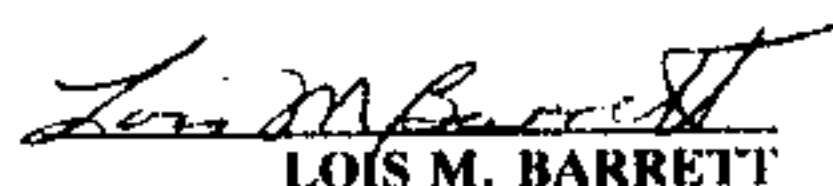
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TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated 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 GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **KYLE A. BARRETT and LOIS M. BARRETT, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the **15th** day of **August, 1997**.


KYLE A. BARRETT


LOIS M. BARRETT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KYLE A. BARRETT and LOIS M. BARRETT, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the **15th** day of **August, 1997**.


Notary Public

My commission expires:

MY COMMISSION EXPIRES:
MAY 24, 1998

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