

Inst # 1997-40569

THIS IS A DEED OF CORRECTION TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED FROM MICHAEL E. TURNER AND CHERYL A. TURNER TO EARL V. WARD AND LOIS M. WARD FILED FOR RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY IN INSTRUMENT #1993-12910.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

EARL V. WARD  
5920 HIGHWAY 51  
WILSONVILLE, AL 35186

STATE OF ALABAMA)

COUNTY OF SHELBY)

**CORRECTIVE  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE and 00/100 (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL E. TURNER and CHERYL A. TURNER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EARL V. WARD and LOIS M. WARD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 5; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 530.0 FEET; THENCE RIGHT 93 DEG. 25' 56" AND RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 246.83 FEET; THENCE RIGHT 66 DEG. 18' 01" AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 229.33 FEET; THENCE RIGHT 24 DEG. 35' 30" AND RUN IN A WESTERLY DIRECTION A DISTANCE OF 298.62 FEET; THENCE LEFT 4 DEG. 58' 05" AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 26.72 FEET TO A POINT ON THE EAST ROW LINE OF SHELBY COUNTY ROAD #51; THENCE RIGHT 90 DEG. 12' 10" AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE EAST LINE OF SAID ROW A DISTANCE OF 326.26 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 5; THENCE RIGHT 106 DEG. 19' 45", LEAVING SAID ROW, RUN IN AN EASTERLY DIRECTION ALONG SAID 1/4-1/4 LINE A DISTANCE OF 111.84 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in real volume 263, page 741.
3. Right-of-way as shown by instrument recorded in Real Volume 263, page 740.
4. Right-of-way granted to Alabama Power Company recorded in Volume 103, page 203 and Volume 106, page 92.

12/15/1997-40569  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

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, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MICHAEL E. TURNER and CHERYL A. TURNER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of November, 1997.

  
MICHAEL E. TURNER

  
CHERYL A. TURNER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL E. TURNER and CHERYL A. TURNER, 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 19th day of November, 1997.

  
Notary Public

My commission expires: 03-07-98

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