

Value of interest conveyed \$100.00
for curative purposes only.

SEND TAX NOTICE TO:

Edna Green & Shirley D. Garrett

2822 Avenue I

Ensley, AL 35218

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Inst # 1998-03070

DEED OF CORRECTION, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and No/100 (\$1.00) DOLLAR and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Willie Landers** (herein referred to as grantor) do grant, bargain, sell and convey unto **Edna Green and Shirley D. Garrett** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NE 1/4 of the SW 1/4; thence West 210 feet along the South boundary of said 1/4-1/4 section to point of beginning; thence continue West 210 feet along the South boundary of said 1/4-1/4 section; thence North 210 feet; thence East 210 feet; thence South 210 feet to the point of beginning, situated in Section 10, Township 20 South, Range 3 West, Shelby County, Alabama.

Grantor, Willie Landers, is the widow of Frank Landers, deceased.

(Description supplied by the parties. No title search has been made.)

This deed is executed for curative purposes to correct the error in the description of that certain deed dated April 25, 1997, recorded as Instrument #1997-12872 in the probate records of Shelby County, Alabama.

01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
101 103 9.50

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, or each of us, have hereunto set my or our hands and seals, this 27 day of January, 1998.

Willie Landers (SEAL)
Willie Landers

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willie Landers, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of January, 1998.

James Parish
Notary Public