

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35216

Send Tax Notice To:

James D. & Sharon S. Smith
2965 Dogwood Terrace
Leeds, Alabama
35094

Corrective
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

Inst # 1998-51991

STATE OF ALABAMA)

SHELBY COUNTY)

12/30/1998-51991
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, JAMES D. SMITH AND WIFE SHARON S. SMITH (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JAMES D. SMITH AND WIFE SHARON S. SMITH (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 7, according to the Survey of Bent Tree Acres, as recorded in Map Book 23, Page 128 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Easements, restrictions and rights-of-way of record; (4) Mineral and mining rights not owned by the Grantor

Guarantees, their successors and Assigns, shall maintain (to the condition as it currently exist) all fencing surrounding the property conveyed herein.

Grantor represents and warrants that there are no assessments due any governmental or quasi-governmental authority with respect to the property conveyed herein.

Grantors acquired Title to the Property described herein in Instrument No. 1998-39756 Office of the Judge of Probate of Shelby County, Alabama. The purpose of this Deed is simply change the Tenancy of the Grantors/Grantees.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of wither of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 otherwise noted 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, the undersigned, James D. Smith and Sharon S. Smith, have hereunto set their hand and seal, this the 29 day of Decem, 1998.

James D. Smith
James D. Smith

Sharon S. Smith
Sharon S. Smith

STATE OF ALABAMA)

COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James D. Smith and Sharon S. Smith, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21 day of December, 1998.


Notary Public

My Commission Expires 3-1-99

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