

REFILED TO CORRECT LEGAL

This property does not constitute
homestead for Grantor.

Send Tax Notice To:
Zeyad B. Shunnarah
2317 Altadena Crest Drive
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

CORRECTIVE DEED: JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty-Three Thousand One Hundred Twenty-Five Dollars and 00/100 dollars (\$33,125.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Mike Allen**, a single person, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Zeyad B. Shunnarah and his wife Mona Shunnarah**, hereinafter called "Grantee" 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:

A part of the SE 1/4 of NW 1/4, Section 2, Township 24 North, Range 12 East, lying South of Montevallo-Calera Highway, and West of the Montevallo-Jemison Road, more particularly described as follows: As a point of reference begin at SW corner of SE 1/4 of NW 1/4; thence Easterly along the South boundary of said SE 1/4 of NW 1/4 205 feet to the point of beginning of lot herein conveyed; thence in a Northerly direction run 170 feet, more or less, to a point 200 feet East of the West boundary of said SE 1/4 of NW 1/4 to South boundary of Montevallo-Calera Road; thence in a Easterly direction along South boundary of said Road 100 feet; thence in a Southerly direction parallel with the West boundary of said SE 1/4 of NW 1/4 170 feet, more or less, to the South boundary of said SE 1/4 of NW 1/4; thence in a Westerly direction along the South boundary of said SE 1/4 of NW 1/4 95 feet to the point of beginning. LESS and EXCEPT the portion conveyed to State of Alabama as recorded in Real Record 306, Page 715, in Probate Office.

Situated in Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-ways and restrictions of record affecting said property.

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

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Corrective Deed and set the seal of the Grantor thereto on this date the 6th day of JANUARY, 1999, at 831 Island Street, Montevallo, Alabama.

GRANTOR



(L.S.)
Mike Allen

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, **ELIZABETH L STEPHENS**, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) **Mike Allen** signed to the foregoing Corrective Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 6th day of JANUARY, 1999.


NOTARY PUBLIC

My Commission Expires: 12-11-99

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115

01/11/1999-01159
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

EC110-6661 + 1159