

SEND TAX NOTICE TO:

PHILIP A. DEAN
 MELODY DEAN
 175 HIGHWAY 101
 STERRETT, ALABAMA 35147

Inst # 1999-10420

03/12/1999-10420

09:34 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 CDR 14.50

This instrument was prepared by:

Patrick F. Smith
 Strickland & Smith
 4 Office Park Circle, Suite 212
 Birmingham, Alabama 35223

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-SEVEN THOUSAND and No/100's (\$87,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MATTHEW A. WILSON a married man, and KIMBERLY J. STERLING, a single woman, formerly known as KIMBERLY J. WILSON (hereinafter grantors), do grant, bargain, sell and convey unto PHILIP A. DEAN and MELODY DEAN, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This Warranty Deed is being recorded to correct that certain Warranty Deed recorded in Instrument No. 1995-26248 which was incorrectly prepared.

Kimberly J. Sterling is one and the same person as Kimberly J. Wilson, and is the same person who executed the original instrument recorded in Instrument No. 1995-26248.

The property being conveyed herein is not the homestead of either grantor or their respective spouses, if any.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as set forth herein 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 Grantees, their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of February, 1999.

Matthew A. Wilson
MATTHEW A. WILSON

Kimberly J. Sterling
KIMBERLY J. STERLING

STATE OF Florida)
Hillsborough COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW A. WILSON, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 1999.

Notary Public
Commission Expires:

Personally Known



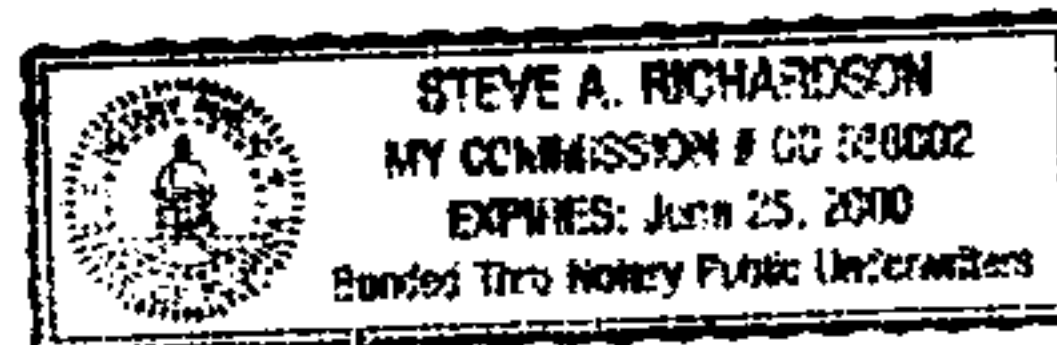
DAN J. VOELKER
Commission # CC 786886
Expires Dec. 10, 2002
BONDED THRU
ATLANTIC BONDING CO. INC.

STATE OF Florida)
Hillsboro COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY J. STERLING, 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 24 day of February, 1999.

Steve A. Richardson
Notary Public
Commission Expires:



STEVE A. RICHARDSON
MY COMMISSION # 00 180002
EXPIRES: June 25, 2000
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

1999-10420

A parcel of land in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama described as follows: Commencing at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 19 South, Range 1 East; thence North 89 degrees 59 minutes 01 seconds East along the South boundary line of said 1/4 - 1/4 section a distance of 194.00 feet to the East edge of Shelby County Road No. 101 and the point of beginning; thence continue North 89 degrees 59 minutes 01 seconds East a distance of 175.01 feet to the West property line of Richard Wark by deed recorded in Real 337, page 634; thence North 1 degree 25 minutes 26 seconds a distance of 383.56 feet; thence North 89 degrees 34 minutes 33 seconds West a distance of 177.22 feet to the East edge of Shelby County Road No. 101; thence South 1 degree 44 minutes 52 seconds East along East edge of road for a distance of 384.99 feet to the point of beginning; being situated in Shelby County, Alabama.

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