

## CORRECTIVE WARRANTY DEED

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), the receipt and sufficiency of which are hereby acknowledged, that **BONNIE M. JONES, a widow**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **CLYDE RAYMOND JONES, a married man**, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

From the Northwest Corner of the Southeast 1/4 of the Southwest 1/4, Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, run along the west 1/4-1/4 line S-01 degrees 01' 30" W 470.68 feet to the Beginning Point of the lot here to be described, said point being on the south margin of Bonneville Road; from said point, continue said course 205.79 feet; thence S 86 degrees 00' 00" E 408.01 feet to the West right of way line of U.S. Highway No. 31; thence run along said road line N 03 degrees 37' 44" E 205.52 feet to the South line of said Bonneville Road; thence run along said road line N 86 degrees 00' 00" W 417.36 feet, back to the Beginning Point, containing 1.95 acres, more or less.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the BUYERS herein and was taken from a survey conducted by Frank B. Garrett, Jr., P.E. & L.S. Ala. Reg. #9500 on or about 31 DEC 98, and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said BUYER in fee simple forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 26 day of March, 1999, at Shelby County, Alabama.

  
**BONNIE M. JONES**  
SELLER

Inst # 1999-12819

03/26/1999-12819  
02:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CSM 12.00

STATE OF ALABAMA     )  
                                  )  
COUNTY OF SHELBY    )

ACKNOWLEDGMENT

I, Curt P. Thomas, a Notary Public for the State at Large, hereby certify that BONNIE M. JONES, SELLER, whose name is signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26 day of MAY, 1999.



NOTARY PUBLIC  
My Commission Expires: 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Curt C. Thomas  
Attorney at Law  
P.O. Box 1422  
Calera, Alabama 35040

Closing did not occur  
in the office of  
preparer.

Inst # 1999-12819

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002 CRN 12.00