

CORRECTED

INSTRUMENT PREPARED BY:
Kevin K. Hays, Attorney at Law, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Jason Sylvestine
29 April Lane
Chelsea AL 35043

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of 126,500.00 to the undersigned Grantor, Greg K. Milanski and Tammy Joy Milanski, husband and wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jason Sylvestine and Michelle Sylvestine Husband and Wife (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 Southeast Corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence run west along the south boundary line of said section 21 for 2685.19 feet; thence turn an angle of 90 degrees 28 minutes 55 seconds to the right and run 48.92 feet to the north right of way line of Shelby County Highway No. 280 for the point of beginning; thence continue along last said course for 232.62 feet; thence turn an angle of 90 degrees 34 minutes 02 seconds to the right and run 69.33 feet to the west right of way line of April Lane; thence turn an angle of 89 degrees 16 minutes to the right and run along said west right of way line of April Lane for 232.63 feet to the north right of way line of Shelby County Highway No. 280; thence turn an angle of 90 degrees 44 minutes to the right and run 270.0 feet along the said north right of way line of Shelby County Highway No. 280 to the point of beginning. Situated in Shelby County, Alabama.

** The purpose of this corrected deed is to correct the legal description of the deed recorded in Instrument #1998-14411. See attached Exhibit "A".

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$101,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the April day of April, 1998

By:

Greg K. Milanski
Grantor

Tammy Joy Milanski
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Tracey L. Vaughn a Notary Public in and for said County in said State, hereby certify that Greg K. Milanski and Tammy Joy Milanski, husband and wife whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20 day of April, 1998

Tracey L. Vaughn
Notary Public

Commission Expires: 12/23/00

08/18/1999-34770
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 12.00

Inst # 1998-14411

Inst # 1999-34770

Inst # 1999-14411
04/22/1998
09:52 AM CERTIFIED
JULIE H. HAYES

EXHIBIT "A"

Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence run West along the South boundary of said Section 21 for 2685.19 feet; thence turn an angle of 90 degrees, 28 minutes, 55 seconds to the right and run 48.92 feet to the North right of way line of Shelby County highway No. 280 for the point of beginning; thence continue along last said course for 232.62 feet; thence turn an angle of 90 degrees, 34 minutes, 02 seconds to the right and run 269.33 feet to the West right of way line of April Lane; thence turn an angle of 89 degrees, 16 minutes to the right and run along said West right of way line of April Lane for 232.63 feet to the North right of way line of Shelby County Highway No. 280; thence turn an angle of 90 degrees, 44 minutes to the right and run 270.0 feet along the said North right of way line of Shelby County Highway No. 280 to the point of beginning. Situated in Shelby County, Alabama.

RJS MLLS