

Prepared by:

Donald R. Harris, Jr.
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Birmingham, Alabama 35244
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✓ Send tax notice and deed to:

Mr. Brian Herring
2008 Cahaba River Estates Rd
Hoover, Alabama 35244

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made between WILLIAM R. FIELDS and wife, CLOVIA JEAN FIELDS, Grantors, and STEVEN BRIAN HERRING and wife, TONYA RENEE HERRING, Grantees

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, receipt of which is acknowledged, does hereby grant, bargain, sell and convey to Grantee all the land in Jefferson County, Alabama being more particularly described as:

A part of the Southwest quarter of the Northwest quarter of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3 inch capped pipe marking the locally accepted corner of the Southwest corner of the Southwest quarter of the Northwest quarter of Section 26, Township 19 South, Range 3 West, Shelby County, and run in a Northerly direction along the West line of said quarter-quarter section 320.0 feet; thence turn an interior angle of 82 degrees 24 minutes 23 seconds and run to the right in an Easterly direction 166.94 feet to the Westerly right of way of Cahaba River Estates Road; thence turn an interior angle of 94 degrees 36 minutes 25 seconds and run to the right in a Southerly direction along said right of way 86.73 feet to a point of curvature; thence run along the arc of a curve to the right having a central angle of 26 degrees 09 minutes 59 seconds and a radius of 300.00 feet in a Southerly to Southwesterly direction along said right of way 137.01 feet; thence run tangent to the last described curve in a Southwesterly direction along said right of way 94.64 feet to a 3/4 inch crimped iron pipe at the intersection of said right of way with the South line of said quarter-quarter section; thence turn an interior angle of 117 degrees 48 minutes and 00 seconds and run to the right in a Westerly direction along said South line 77.28 feet to the point of beginning, containing 1.00 acres, more or less.

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Subject to covenants, restrictions, agreements, declarations, assessments and easements of record.

The purpose of this deed is to correct that certain deed recorded in Instrument No. 1999-25283.

TO HAVE AND TO HOLD, Unto the said STEVEN BRIAN HERRING and wife, TONYA RENEE HERRING, 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And we so for our and for the grantees 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; that they have a good right to sell and convey that same as aforesaid; that they will, and their 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 Grantor have executed this deed in his name and his seal have been affixed on the date set forth below.


William R. Fields, Grantor


Clovia Jean Fields, Grantor

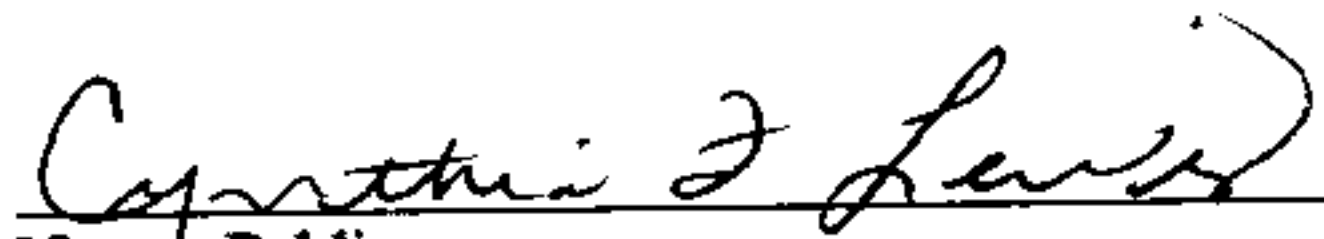
ACKNOWLEDGMENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that WILLIAM R. FIELDS and wife, CLOVIA JEAN FIELDS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed same voluntarily on the day the same bears date.

Given under my hand and official seal, on this the 16 day of September, 1999.


Notary Public
My Commission Expires: _____

Notary Public, Alabama State At Large
My Commission Expires Jan. 16 2002

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