

Send tax notice to:  
Sandra W. Scales  
3621 Chippenham Drive  
Birmingham, AL 35242

Inst # 1999-48987

12/03/1999-48987  
11:42 AM CERTIFIED  
CLERK OF PROBATE  
12.00

This Instrument Prepared By:  
✓ Leonard Wertheimer, III, Esq.  
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.  
2000 SouthBridge Pkwy., Suite 500  
Birmingham, Alabama 35209

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**CORRECTION**  
**WARRANTY DEED**

STATE OF ALABAMA     )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY         )

That pursuant to Warranty Deed dated July 26, 1999, recorded in the Probate Office of Shelby County, Alabama on August 2, 1999, at Instrument No. 1999-32212, the undersigned Jerome C. Scales and Sandra W. Scales (hereinafter referred to as "Grantors") intended to convey to Sandra W. Scales (hereinafter referred to as "Grantee") all of their interest in the property located at Lot 340, according to the Survey of Brook Highland, an Eddleman Community, 7<sup>th</sup> Sector, recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama;

That as a result of a scrivener's error the Grantor's interest in Lot 340 was incorrectly described as recorded in Map Book 13, Page 9 A & B in the Probate Office of Shelby County; and

That this Correction Deed is given to accurately reflect the property that the Grantor intended to convey;

NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration to the undersigned Grantors, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto Grantee, all of their right, title, and interest in and to the following described real estate situated and lying in Shelby County, Alabama, to-wit:

Lot 340, according to the Survey of Brook Highland, an Eddleman Community, 7<sup>th</sup> Sector, recorded in Map Book 13, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights or timber rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 26<sup>TH</sup> day of NOVEMBER, 1999.

Jerome C. Scales (L.S.)  
JEROME C. SCALES

JEROME C. SCALES  
Sandra W. Scales (L.S.)  
SANDRA W. SCALES

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jerome C. Scales and Sandra W. Scales, 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 the same voluntarily on the day the same bears date.

Given under my hand this the 26<sup>th</sup> day of NOVEMBER, 1999.

*Willie J. Crignè*  
Notary Public

WILLIE J. TIGNER  
Printed Name

My Commission Expires: MARCH 3, 2001

[NOTARY SEAL]

Inst # 1999-48987

-2-

**Case No. 03-07816 / FID - Bureau Warrants (Ind.) and**

12/03/1999-48987  
11:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 12.00