

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Stann M. Garris

(Address) 531 Shelby St
Montevallo, AL 35715

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

CORRECTIVE

Form 1-1-3 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Stanley Mahan, Jr., a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Stann M. Garris and
Stanley Mahan, Jr.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

PARCEL III:

A lot in the City of Montevallo, Alabama, described as follows:

Commence at the Southernmost corner of the intersection of Island Street and Shelby Street; thence run along the South boundary of Shelby Street South 36 degrees 45 minutes East a distance of 117.50 feet to the point of beginning; thence continue South 36 degrees 45 minutes East along South boundary of Shelby Street a distance of 67.50 feet; thence South 53 degrees 15 minutes West a distance of 175 feet; thence North 36 degrees 45 minutes West a distance of 37.00 feet; thence North 1 degrees 15 minutes East a distance of 25.90 feet; thence North 54 degrees 22 minutes East a distance of 41.30 feet; thence North 15 degrees 47 minutes East a distance of 22.90 feet; thence North 55 degrees 45 minutes East a distance of 2.60 feet; thence North 36 degrees 45 minutes West a distance of 2.00 feet; thence North 53 degrees 16 minutes East a distance of 93.45 feet to the point of beginning.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

S. M. Mahan, Jr. and Stanley Mahan, Jr. are one and the same person.

This corrective deed is being recorded on a Joint Survivorship Warranty Deed to correct deed recorded in Instrument #1999-52408.

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 herein survives the other, the entire interest in the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, I have hereunto set my hand(s) and seal(s), this 26th day of January, 2000

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

Stanley M. Mahan, Jr. (Seal)
Stanley Mahan, Jr. (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stanley Mahan, Jr. is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who he executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 26th day of January, A.D. 192000

[Signature] Notary Public
My Commission expires June 13, 2002

Inst # 2000-03113