

STATE OF ALABAMA

SHELBY COUNTY

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§

CORRECTIVE DEED

Inst. # 2000-14716

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and NO/100 (\$10.00) Dollars to the undersigned **MONTA STANDRIDGE, A MARRIED MAN**, herein referred to as Grantor, in hand paid by **THEOLPHUS PERKINS AND WIFE, WILLIE FRANCES PERKINS**, whose mailing address is Post Office Box 21, Harpersville, Alabama 35078, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

From the NW Corner of Section 34, Township 19 South, Range 2 East, run thence East along the True North boundary of said Section 34 a distance of 725.40 feet to the point of beginning of herein described parcel of land, thence continue along said course a distance of 572.46 feet to a point in the centerline of Church Street (Shelby Co. Highway #497 30' ROW) thence turn 91°08'09" right and run 312.25 feet along the centerline of said Church Street; thence turn 07°00' left and run 104.61 feet along the centerline of said Church Street; thence turn 09°59'14" right and run 105.11 feet along the centerline of said Church Street; thence turn 05°08'29" left and run 519.47 feet along the centerline of said Church Street to a point of intersection with the centerline of Kelly Hill Road (Shelby County Highway #472 40' ROW); thence turn 108°26'35" right and run 307.00 feet along the centerline of said Kelly Hill Road; thence turn 08°33'55" left and run 103.70 feet along the centerline of said Kelly Hill Road; thence Turn 12°55'30" left and run 183.64 feet along the centerline of said Kelly Hill Road; thence turn 94°03'40" right and run 945.59 feet to the point of beginning of herein described parcel of land, subject to rights of way and easements of record.

The property being conveyed herein does not constitute any part or portion of the homestead of the Grantor or his spouse.

This Corrective Deed is given to correct the property description of the property which was intended to be conveyed in that deed recorded in the Office of the Judge of Probate of Shelby County in Deed Book 1998-50958.

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 fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs

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and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 1st day of May, 2000.


Monta Standridge

STATE OF ALABAMA §
TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Monta Standridge, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of May, 2000.


Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
Post Office Box 2129
Sylacauga, Alabama 35150
45.1460

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