

STATE OF ALABAMA

SHELBY COUNTY

Corrective
WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned, Harold Miller and wife, Julia Faye Miller herein referred to as Grantors, in hand paid by Leo Durocher and wife, Teresa Durocher herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Southeast corner of Section 4, Township 19 South, Range 2 East, run West along the South line of said Section a distance of 495.14 feet to the point of beginning; thence left 90 deg. 01' 16" a distance of 224.39 feet; thence right 92 deg. 17' 46" a distance of 165.19 feet; thence right 87 deg. 42' 14" a distance of 1502.20 feet; thence right 89 deg. 01' 03" a distance of 165.08 feet; thence right 90 deg. 58' 57" a distance of 1287.26 feet to the point of beginning. Said lot contains 5.7 acres mor or less.

Less and Except an easement for Colonial Pipeline as shown on survey.

This conveyance is signed and recorded to correct that certain deed filed in Instrument No. 1997-15318 on May 16, 1997 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is prepared without benefit of title examination by the Preparer.


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

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the 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 except as 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 Grantors have hereunto set their hands and seals this the 20 day of February, 2001.


Harold A. Miller


Julia Faye Miller

02/21/2001-05789
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00

Inst # 2001-05789

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Harold Miller and wife, Julia Faye Miller whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of February, 2001.



NOTARY PUBLIC

My Commission Expires:

This document prepared by:

Mitchell & Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Please send tax notice to:
Leo and Teresa Durocher

Inst # 2001-05789

02/21/2001-05789
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00