

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) Fred A. Walker
BettyeJ. Walker
(Address) 185 Sunrise Cr.
Wilsonville, AL 35186

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

Form 1-1-5 Rev. 4/99

CORRECTIVE

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 Twenty Five Thousand 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,

Michael C. Powell, a Single man
Leah C. Powell Swift, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred A. Walker and BettyeJ. Walker

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

County, Alabama to-wit:

A parcel of land in the NE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the point of intersection of the West line of Sunrise Circle, a dedicated street within Sunrise Cove Subdivision recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama, and the North line of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the West line a distance of 213 feet, more or less, to the North line of the Maggie Otis Dennis property described in Deed Book 352, Page 527, in the Probate Office of Shelby County, Alabama; thence turn right and run Westerly along the North line of said Dennis property to the Northwest corner thereof a distance of 368 feet; thence turn right and run North a distance of 77 feet, more or less, to the North line of said Section 13; thence turn right and run East along the North line of said Section 13, a distance of 417 feet, more or less, to the point of beginning.

Subject to taxes for 2002 and subsequent years easements restrictions and rights of way and permits of record.

Leah C. Powell is one and the same person as Leah C. Swift

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE SPELLING OF ONE OF
THE GRANTEES NAME TO BETTYE J. WALKER.

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 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 HEREOF, we have hereunto set OUR hand(s) and seal(s), this 15th day of November, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael C. Powell
Michael C. Powell (Seal)

Leah C. Powell Swift
Leah C. Powell Swift (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael C. Powell and Leah C. Powell Swift

whose name s 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 and official seal this 15th day of November, A. D., 192001

My Commission Expires: 10/16/04

Notary Public.

Inst # 2002-13876
Inst # 2002-13876

03/25/2002-13876
12:47 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MEL 12.00

04/20/2001-30162
04:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 36.00