

CORRECTIVE

WARRANTY DEED WITH SURVIVORSHIP

20020808000373880 Pg 1/1 162.00
Shelby Cnty Judge of Probate, AL
08/08/2002 11:45:00 FILED/CERTIFIED



20021010000497240 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL

Send Ta. 10/10/2002 14:22:00 FILED/CERTIFIED

This Instrument Was Prepared By:

✓ Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Thomas F. Million
135 Braxton Way
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$150,700.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **NANCY GAIL RANDOLPH MYERS AND HUSBAND STEWART O. MYERS**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **DORA J. DOUGHERTY AND THOMAS F. MILLION** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initials *DJ Dougherty TFM*

Dora J. Dougherty and Dora J. Daugherty are one and the same person.

Lot 77, according to the amended map of the Resurvey of the Final Plat Phase III, Stratford Place, as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Nancy Gail Randolph Myers, the Grantor herein, is one and the same person as Nancy Gail Randolph, grantee of the certain deed recorded in Real 364, Page 331.
This instrument is being re-recorded to correct the spelling of Dora J. Dougherty, one of the Grantees herein.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs 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 my 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, We have hereunto set our hands and seal, this 29th day of July , 2002.

Nancy Gail Randolph Myers
NANCY GAIL RANDOLPH MYERS
Stewart O. Myers
STEWART O. MYERS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that NANCY GAIL RANDOPH MYERS AND HUSBAND STEWART O. MYERS 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 and official seal, this the 29th day of July , 2002.

Frank K. Bynum
Notary Public

My Commission Expires:

11-20-04