

POOR ORIGINAL

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20030502000270610 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
05/02/2003 10:11:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
PAUL LUTZ
1201 Highway 93
Helena, AL 35080

CLIFFORD W. HARDY, JR., P.C.
Attorney at Law
1800 3rd Avenue, North,
Bessemer, AL 35020 (205) 428-7348

WARRANTY DEED
OF CORRECTION

JOINT GRANTEES WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENT

That in consideration of: **THIRTY THOUSAND & NO/100 (\$30,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **RYNTHIA W. VINES, an unmarried woman, GRANTOR,** do hereby grant, bargain, sell, and convey unto **PAUL LUTZ and wife JOYCE LUTZ, GRANTEES,** the following described real estate situated in **SHELBY County, Alabama, to-wit:**

NOTE: THIS IS A DEED OF CORRECTION. IT CORRECTS THAT DEED EXECUTED ON NOVEMBER 30, 2001 AND RECORDED IN INSTRUMENT 2001-52143. IN THAT DEED, A LIFE ESTATE WAS ERRONEOUSLY GIVEN TO THE GRANTOR. THIS WAS AN ERROR BY THE PREPARER AND THIS DEED CORRECTS THAT AS THERE WAS NO INTENT EVER OF THE GRANTOR HAVING A LIFE ESTATE. THERE WAS ALSO A STATEMENT AS TO NO TITLE SEARCH ON THE PROPERTY CONVEYED IN THAT DEED. THIS WAS ALSO AN ERROR AS A TITLE SEARCH WAS DONE.

LEGAL DESCRIPTION OF PROPERTY HEREIN CONVEYED IS SET OUT IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF IN ITS ENTIRETY.

Subject to all easements, rights-of-way, encumbrances, covenants, and restrictions of record.
LESS AND EXCEPT: all coal, oil, gas and mineral and mining rights and all rights incident thereto.

TO HAVE AND TO HOLD to said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, (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 do for my heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and I 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, I have hereunto set my hand and seal this 23rd day of JANUARY, 2002

Kerol A. Pearson
WITNESS

Rynthia W. Vines (SEAL)
RYNTHIA W. VINES

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Veda I. Hayton, a Notary Public, in and for said State of Alabama at Large, hereby certify that **RYNTHIA W. VINES, an unmarried woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

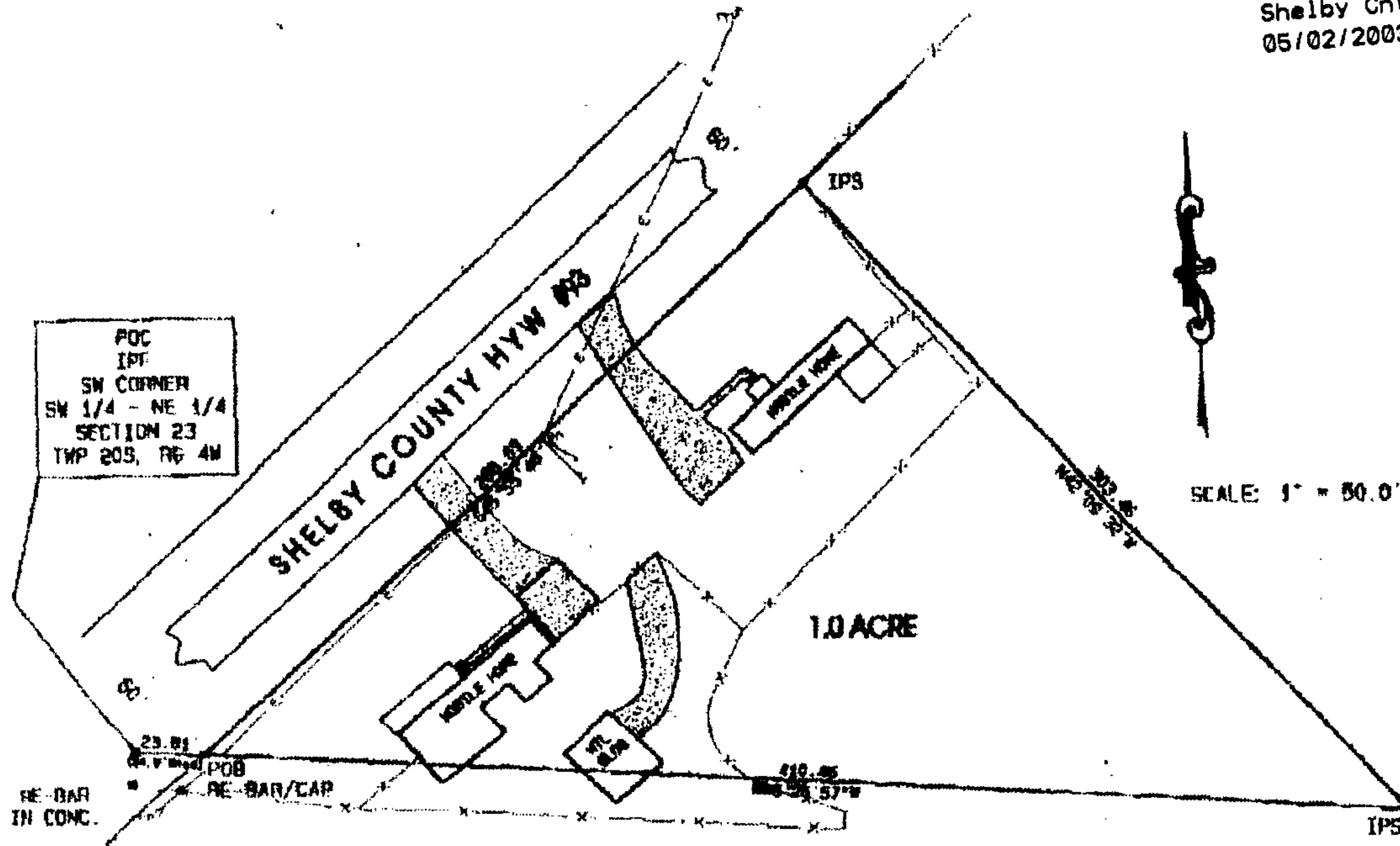
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 23rd day of January, 2002.

Veda I. Hayton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/24/03

EXHIBIT "A"

20030502000270610 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
COUNTY OF SHELBY

I, Karl Hager, a Registered Land Surveyor in the State of Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama to the best of my knowledge, information, and belief, for the following described property:

Commencing at the SW corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 4 West; thence South 86°25'57" East, along the South line of said 1/4 - 1/4 Section, a distance of 29.81 feet to a point on the Southeasterly right of way of Shelby County Highway #23, and the Point of beginning; thence continue South 86°25'57" East, a distance of 410.46 feet; thence North 42°09'32" West, a distance of 303.46 feet; thence South 45°55'46" West, a distance of 286.69 feet to the Point of Beginning.
Containing 1.0 acres, more or less.

I further state that there are no right of ways, easements of joint driveways over or across said lands visible on the surface except as shown, that there are no electric or telephone wires (excluding those which serve the premises only) or structures or supports thereon, including poles, anchor or guy wires on or over said property except as shown; that I have consulted the Federal Flood Hazard Maps (or the U. S. Department of the Interior Geological Survey Map) and found that this property DOES NOT lie within a special flood prone area; that there are no encroachments to same that are visible on the surface except as shown, that improvements are located as shown.

According to my survey, this the 8th day of November, 2001.

Karl Hager
Karl Hager, L.S.
Reg. No. 11848

SOURCE OF TITLE: INEV. #2001-02324 01140

TYPE OF SURVEY BOUNDARY	CA - CENTERLINE	N - NORTH	ALABAMA REGISTERED No. 11848 LAND SURVEYOR KARL HAGER
	IPB - 5/8" IRON PIN WITH CAP	S - SOUTH	
	IPF - IRON PIN FOUND	W - WEST	
	CALC - CALCULATED	E - EAST	
	MEAS. - MEASURED	POC - POINT OF COMMENCEMENT	
	POB - POINT OF BEGINNING	POB - POINT OF BEGINNING	
	CONC. - CONCRETE	PS - PILE SET	
	PP - POWER POLE	PE - POINT EXISTING	
	PC - FENCE POST/CORNER	PC - POINT CALC.	
	REL - METAL	PS - POINT SET	
	RM - IRON ROD FOUND	PL - FENCE LINE	
	TM - BENCH MARK SET	EL - EASEMENT LINE	
	ARC - POWER POLE ARCH	OP - OVER HEAD POWER/TEL.	

State of Alabama - Jefferson County
I certify this instrument filed on:

2002 JAN 25 P.M. 14:37

Mtg. Tax

Deed Tax and Fee Amt.

10.50

Recorded and \$

and \$

10.50 Total \$

\$ MICHAEL F. BOLIN, Judge of Probate



200260/2390 BESS

STATE OF ALABAMA, JEFFERSON COUNTY

I hereby certify that no mortgage tax or deed tax has been collected on this instrument.

Michael F. Bolin

Judge of Probate

"NO TAX COLLECTED"