

THIS INSTRUMENT PREPARED BY:

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Send Tax Notice To:
Kenneth H. Garner
125 Lake Lane
Alabaster, Alabama 35007

-TITLE NOT EXAMINED
-LEGAL DESCRIPTION
FURNISHED BY PARTIES

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corrective
WARRANTY DEED *Legal description*

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five thousand and 00/100 (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged that, **Kay Pennington and Larry O Pennington**, a married couple, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL and CONVEY unto **Kenneth H. Garner**, ONLY, a married man, hereinafter called "Grantee", in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 1 of subdivision Spring Time as recorded in Map book 31 Page 131, Office of Shelby County Judge of Probate

Parcel I.D.: 13-5-22-3-001-013

Property Location: 5667 Roy Drive, Helena, Alabama 35080

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

This deed corrects that Warranty deed which is recorded as instrument number **20030514000300230**, in the Office of Shelby County Judge of Probate and also corrects that quit Claim Deed which is recorded as instrument number **2003122300084180**, in the Office of Shelby County Judge of Probate.

TO HAVE AND TO HOLD to Kenneth H. Garner, in fee simple forever, together with every contingent remainder and right of reversion.

The undersigned Grantors covenant with the Grantee that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the said premises; that the same is free of all encumbrances; and that the Grantors shall warrant and defend the said premises to the Grantee, his successors and assigns, forever. All covenants and agreements made herein shall bind the Grantors and their heirs and assigns.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument and set their hands and their seals hereunto, all on this 8th day of January, 2004.

GRANTORS

Kay Pennington (L.S.)
Kay Pennington

Larry O. Pennington (L.S.)
Larry O. Pennington

GRANTEE

Kenneth H. Garner (L.S.)
Kenneth H. Garner

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kay Pennington**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 8th day of January, 2004.

Ma Jattam
Notary Public

MY COMMISSION EXPIRES AUGUST 13, 2008

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Larry O. Pennington**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 8th day of JANUARY, 2004.

Sharon Houston
Notary Public

MY COMMISSION EXPIRES OCT. 27, 2007

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kenneth H. Garner**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 8th day of January, 2004.

Ma Hatham
Notary Public

MY COMMISSION EXPIRES AUGUST 13, 2007