


SEND TAX NOTICE TO:
Paul B. Brown and Flora R. Brown
445 Autumn Drive
Vincent, Alabama 35178

This instrument was prepared by:
Amanda M. Gipson
Trimmer Law Firm, LLC
2737 Highland Avenue South
Birmingham, AL 35205


20040518000262490 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/18/2004 12:31:00 FILED/CERTIFIED

CORRECTIVE
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Fifty Five Thousand dollars & no cents (\$55,000.00)**
To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,
Jennifer L. Denson n/k/a Jennifer D. Blankenship, an unmarried woman(herein referred to as GRANTOR(S)), do
grant, bargain, sell and convey unto **Paul B. Brown and wife, Flora R. Brown**(herein referred to as GRANTEE(S)), as joint
tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTHERLY A DISTANCE
OF 870.20 FEET; THENCE RIGHT 89 DEGREES 43' 49" A DISTANCE OF 60.00 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE
OF 586.37 FEET; THENCE RIGHT 110 DEGREES 40' 01" A DISTANCE OF 309.94 FEET;
THENCE RIGHT 69 DEGREES 19' 59" A DISTANCE OF 472.43 FEET; THENCE RIGHT 86
DEGREES 39' 59" TO THE TANGENT OF A CURVE TO THE RIGHT HAVING A DELTA
OF 3 DEGREES 36' 12" AND A RADIUS OF 2989.68 FEET AN ARC DISTANCE OF 188.02
FEET; THENCE CONTINUE ALONG THE TANGENT OF SAID CURVE A DISTANCE OF
101.94 FEET TO THE POINT OF BEGINNING.

LOT 2

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST RUN NORTHERLY A DISTANCE
OF 1130.20 FEET; THENCE RIGHT 89 DEGREES 43' 49" A DISTANCE OF 60.00 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE
OF 683.22 FEET; THENCE RIGHT 110 DEGREES 40' 01" A DISTANCE OF 277.88 FEET;
THENCE RIGHT 69 DEGREES 19' 59" A DISTANCE OF 586.37 FEET; THENCE RIGHT 90
DEGREES 16' 10" A DISTANCE OF 260.14 FEET TO THE POINT OF BEGINNING. BEING
SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO AFFIXED AS A PERMANENT IMPROVEMENT, A 1993 CAVALIER
MANUFACTURED HOME, SN ALCA0193680S16030.

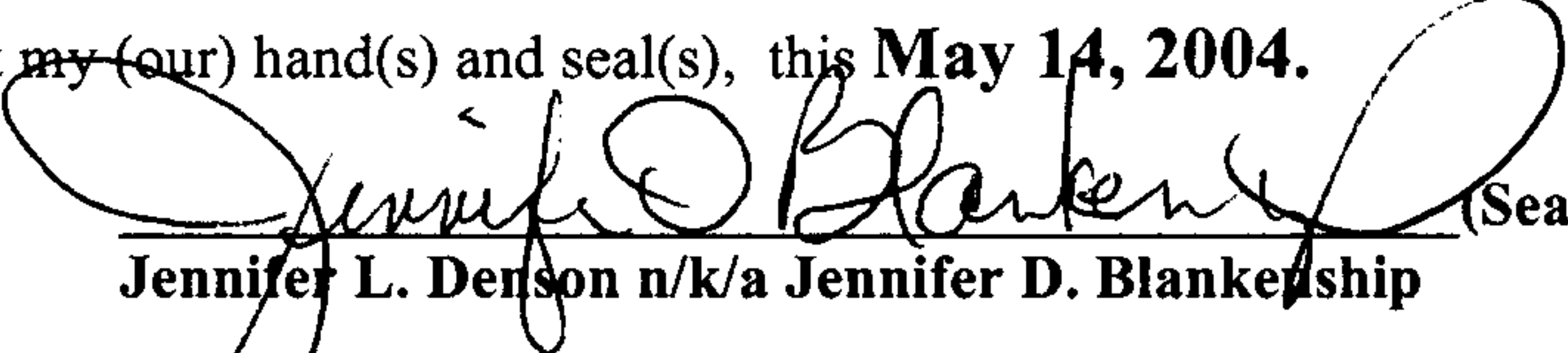
**This deed is being done to to correct that certain deed dated 09-15-2003 and recorded
09-26-2003 in Instrument number 2003092600064700 to include an additional lot that was
not conveyed in original purchase closing.**

Subject to:

1.The improvements located on said land consist of a mobile home. So long as said mobile home retains
its characteristics of personal property, this policy/commitment does not insure the mobile home located on the
property as described in Schedule "A", but explicitly excludes such personal property from the coverage hereof.
In the event, as of the date hereof, said mobile home is so affixed to said land as to be part of the realty under
the terms and provisions of this policy/commitment and under the laws of the state of Alabama, this policy does
not insure the mobile home as a part of the land and improvements. The burden of proof to establish that such
obile home is a fixture shall be on the insured hereunder.

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.

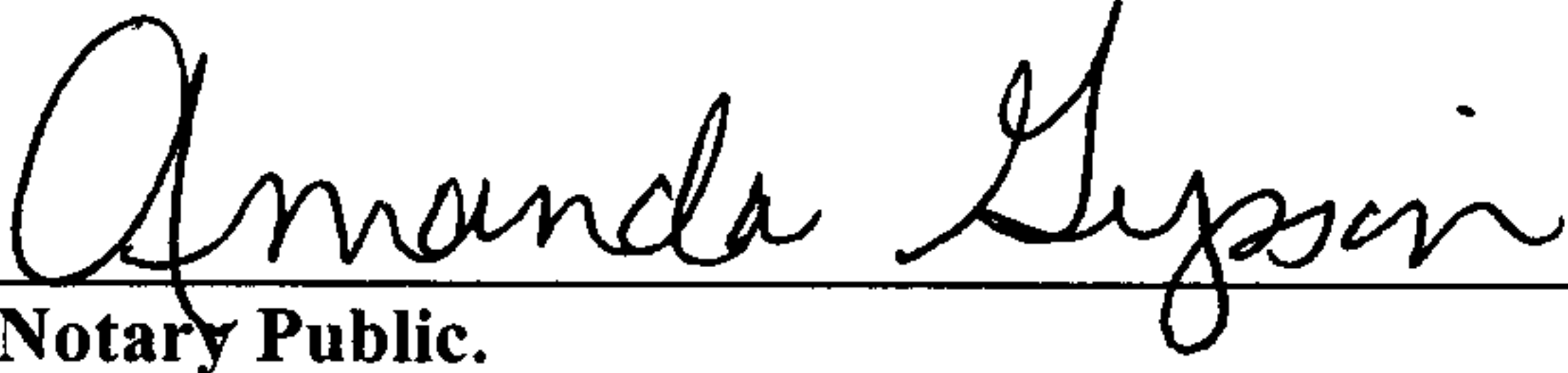
IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **May 14, 2004**.
_____(Seal)  (Seal)
_____(Seal) _____(Seal)
Jennifer L. Denson n/k/a Jennifer D. Blankenship

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer L. Denson n/k/a Jennifer D. Blankenship, an unmarried woman whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, 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 **14th** day of **May, 2004**.



Notary Public.
(Seal)

COMMISSION EXPIRES 6-30-07