

SEND TAX NOTICE TO:

Name: J. Kevin Culver
Address: 2389 Highway 75
Calera, AL 35040

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND LOVE AND AFFECTION** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Joseph B. Culver and wife, Janice E. Culver**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Joseph Kevin Culver and wife, Julie L. Culver**, (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 located in the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the NW corner of the NW 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 13 East; thence South 00 deg. 40 min. East along the West line of said 1/4-1/4 a distance of 663.54 feet to a found iron pin; thence North 89 deg. 27 min. East a distance of 1127.90 feet to an iron pin, said pin being the point of beginning of the herein described parcel; thence continue North 89 deg. 27 min. East a distance of 192.10 feet to a point on the Westerly right of way of Shelby County Road No. 75 (Old Splawn Crossing Road), said point being North 89 deg. 27 min. East a distance of 5.97 feet from a found car axle; thence curving to the right along said Westerly right of way, a chord bearing of North 03 deg. 16 min. West a chord distance of 61.98 feet, a radius of 957.96 feet to a point; thence North 00 deg. 24 min. West along said Westerly right of way a distance of 104.24 feet to an iron pin; thence North 89 deg. 33 min. West a distance of 189.82 feet to an iron pin; thence South 00 deg. 40 min. East a distance of 169.45 feet to the point of beginning of the above described parcel. Said parcel contains 0.73 acres, more or less. The above described parcel is subject to a 20' (twenty foot) wide ingress and egress road easement along and 20' South of the North line of said parcel.

This deed is a deed of correction to correct the legal description contained in that certain deed recorded as Instrument No. 2004-0525000276900, recorded on May 25, 2004.

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 the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that subject property is 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 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, we, have hereunto set our hands and seals this 22nd day of June, 2004.

Joseph B. Culver (SEAL)
Joseph B. Culver

Janice E. Culver (SEAL)
Janice E. Culver

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Joseph B. Culver and wife, Janice E. Culver, whose name 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 22nd day of June, 2004.

Janice Brasher
Notary Public