


CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20040903000494560 Pg 1/1 12.00
Shelby Cnty Judge of Probate,AL
09/03/2004 11:20:00 FILED/CERTIFIED

That in consideration of ten dollars (\$10.00) and given to correct that certain deed dated April 9th, 2004, recorded as Instrument Number 20040413000191760, in the office of the Probate Judge, Shelby County to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William J. Ingram and Teresa L. Ingram, Husband and Wife (herein referred to as grantors) do grant, bargain, sell and convey unto Brandon O'Dazier and Terri L. O'Dazier husband and wife (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 in Shelby County, Alabama, particularly described as follows: Begin at the SE corner of the SW ¼ of the SE ¼ of Section 3, Township 22 South, Range 4 West; proceed South 89 degrees, 35 minutes, 48 seconds West along the South line of said ¼ - ¼ section a distance of 386.53 feet; proceed North 06 degrees, 52 minutes, 50 seconds West a distance of 344.90 feet; proceed North 89 degrees, 35 minutes, 48 seconds East a distance of 417.55 feet; proceed South 01 degrees, 43 minutes, 18 seconds East a distance of 342.79 feet to the point of beginning.

Also an easement for ingress, egress and utilities

Commence at the Southeast corner of said ¼ ¼ of section; thence run South 89 degrees 35 minutes 48 seconds West for a distance of 386.53 feet; thence run North 06 degrees 52 minutes 50 seconds West for a distance of 344.90 feet to the point of beginning; thence continue along last described course for a distance of 318.66 feet; thence run North 29 degrees 00 minutes 45 seconds East for a distance of 120.91 feet; thence run North 55 degrees 11 minutes 39 seconds West for a distance of 262.10 feet; to the Southeasterly right of way line of Shelby county Highway 54; thence run North 43 degrees 06 minutes 18 seconds East along the chord of a curve to the right for a distance of 30.00 feet; thence run South 55 degrees 14 minutes 22 seconds East for a distance of 254.75 feet; thence run South 68 degrees 31 minutes 46 seconds East for a distance of 12.51 feet; thence run South 06 degrees 52 minutes 50 seconds East for a distance of 455.68 feet; thence run South 89 degrees 35 minutes 48 seconds West for a distance of 78.00 feet to the point of beginning.

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.


(\$0.00)Zero Dollars of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

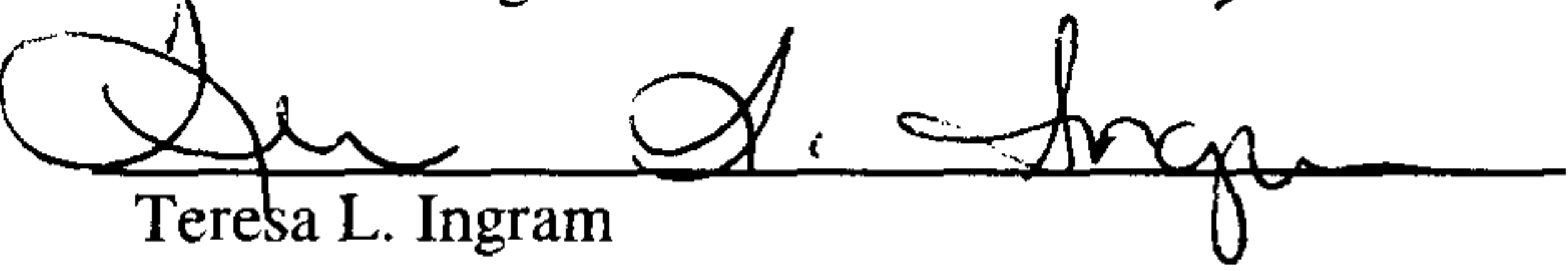
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of August, 2004.

(Seal)

(Seal)

(Seal)


William J. Ingram


Teresa L. Ingram

(Seal)

(Seal)

(Seal)

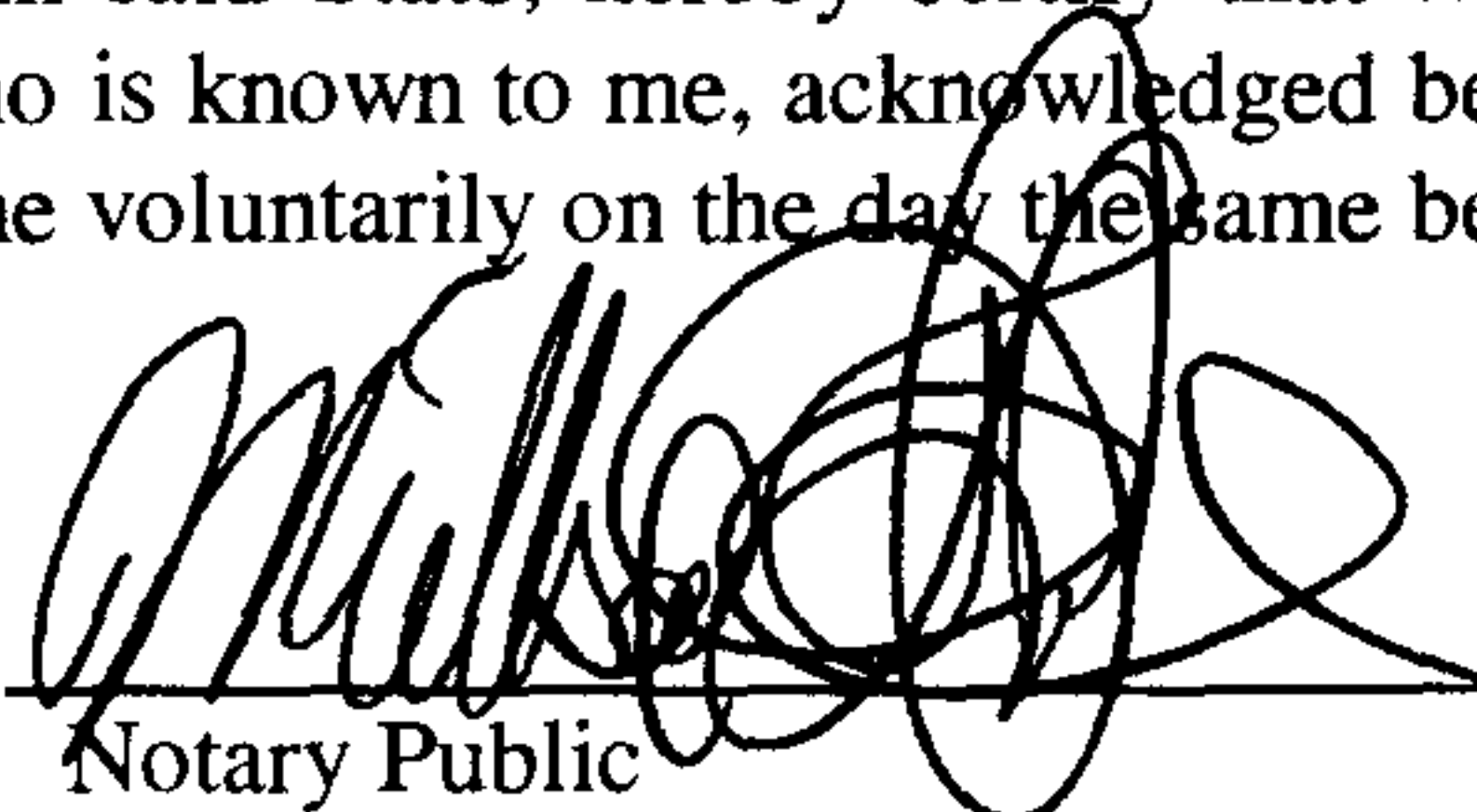
STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Ingram and Teresa L. Ingram whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this.


Notary Public