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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) 288 Blue CAT Lane  
(Address) Calera, AL 35040

This instrument was prepared by

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

**CORRECTIVE DEED**

That in consideration of ONE DOLLAR, TO CREATE JOINT SURVIVORSHIP DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**JAMES M & HELEN M DENNEY**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**JAMES M & HELEN M DENNEY**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

PARTS OF LOTS 1, 2, AND 3, BLOCK 1 ACCORDING TO THE MAP AND SURVEY OF  
STORRS AND FLETCHER'S ADDITION TO CALERA, AS RECORDED IN MAP BOOK 3  
PAGE 42 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA  
DESCRIBED IN EXHIBIT A ( ATTACHED.)

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, we have hereunto set our hand(s) and seal(s), this \_\_\_\_\_  
day of NOVEMBER 7,, 12003

WITNESS:

\_\_\_\_\_(Seal) James M Denney (Seal)  
\_\_\_\_\_(Seal) Helen M Denney (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, Glenda F. Warren, a Notary Public in and for said County, in said State,  
hereby certify that James M. Denney + Helen M. Denney  
whose name ARE 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 they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of November A. D. 2004

Glenda F. Warren  
MY COMMISSION EXPIRES MAY 24, 2007 Notary Public.

**EXHIBIT A**

Parts of Lots 1, 2 and 3, Block 1, according to the map and survey of Storrs and Fletcher's Addition to Calera, as recorded in Map Book 3, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at a Alabama Highway Department Concrete right of way marker on the West right of way line of U. S. Highway #31, in Calera, Alabama, marked Station 107 + 31.6 and run North 2 degrees 30 minutes 13 seconds East along said right of way line for 29.51 feet to the point of beginning; thence North 88 degrees 59 minutes 32 seconds West for a distance of 122.48 feet; thence North 0 degree 00 minutes 00 seconds East for 50.00 feet; thence South 88 degrees 59 minutes 20 seconds East for 45.66 feet; thence North 2 degrees 28 minutes 43 seconds East for 97.93 feet to the South right of way line of 20th Avenue; thence South 86 degrees 19 minutes 17 seconds East along said right of way line for 79.00 feet to the intersection of said right of way line with the west right of way line of U. S. Highway #31, thence South 2 degrees 30 minutes 13 seconds West along said U. S. 31 right of way for 144.00 feet to the point of beginning, being located in the East one-half of the Northwest Quarter of the Northwest Quarter of Section 2, Township 24 South, Range 13 East, in Calera, in Shelby County, Alabama.

127553/0002-0997

Inst # 1993-28860  
09/20/1993-28860  
11:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 17.00