



20050131000045410 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/31/2005 11:03:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

Gerald Chrietzberg
Peggy J. Chrietzberg
49 Chelsea Village Lane
Birmingham, Alabama 35043

[Space Above This Line for Recording Data]

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-two Thousand and 00/100s Dollars (\$152,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Gerald A. Harris and Stephanie L. Harris, Trustees under the C.W. Harris Living Trust dated May 26, 1999.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gerald Chrietzberg and Peggy J. Chrietzberg** . (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 4, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the year 2002, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record.

\$107,500.00 of the consideration above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Gerald A. Harris and Stephanie L. Harris are the Sucessor Trustees under the C.W. Harris Living Trust dated May 26, 1999. The other trustee, C.W. Harris died on or about the 25 day of December, 2000.

This deed is given to correct that certain Warranty Deed recorded in Insturment # 20021015000503340

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24 day of January, 2004⁵

Gerald A. Harris Trustee
Gerald A. Harris, Trustee under the
C.W. Harris Living Trust Dated
May 26, 1999.

Stephanie L. Harris Trustee
Stephanie L. Harris, Trustee under the
C.W. Harris Living Trust Dated
May 26, 1999.

STATE OF ALABAMA,

Shelby County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Gerald A. Harris and Stephanie L. Harris, Trustees under the C.W. Harris Living Trust dated May 26, 1999** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily in their capacity as Trustees and with full authority

⁵
2004⁵ WITNESS my hand and official seal in the county and state aforesaid this the 24 day of January,

My Commission Expires: 1/06/08

1/06/08 Brenda J. Kracke
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Kracke & Thompson, LLP
808 29th Street South, Suite 300
Birmingham, Alabama 35205