

CORRECTIVE WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA **COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$127,500.00 to the undersigned Grantor(s), Judy Ann Hawkins, unmarried, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Aaron D. Watson and Linda J. Watson (herein referred to as "Grantees") the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION.

Address of the Property:

523 12th Street NW

Alabaster, Alabama 35007

This Instrument is being recorded to correct that certain Warranty Deed recorded as Instrument #20050303000101340 in Shelby County, Alabama to delete the legal description of the second parcel of property found on the description.

Subject to taxes for the year 2005 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$114,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor 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 said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 1st day of March, 2005.

Grantor

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Judy Ann Hawkins, unmarried, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2005.

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

Commission Explicated thrunotary public underwriter

This Instrument Prepared By;

Kevin Hays, Attorney at Law 100 Concourse Parkway, Suite 101

Birmingham, AL 35244

Send Tax Notices To:

Aaron D. Watson & Linda W. Watson 523 12th Street NW

Alabaster, AL 35007

20050817000423600 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 08/17/2005 11:23:42AM FILED/CERT

Exms: T

Part of the NE 1/4 of the SE 1/4, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the Southwest corner of said NE 1/4 of SE 1/4, run North along the East line of said 1/4-1/4 section for a distance of 180 feet to the point of beginning; thence continue North along the same course for a distance of 167 feet; thence turn an angle to the left of 88 deg. 49 min. and run West parallel with the South line of said 1/4-1/4 section for a distance of 190 feet; thence trun an angle to the left of 91 deg. 11 min. and run South parallel with the East line of said 1/4-1/4 section for a distance of 167 feet; thence turn an angle to the left of 88 deg. 49 min. and run East for a distance of 190 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West and run Northerly along the East boundary line of said 1/4-1/4 section 347.0 feet to the point of beginning of the land herein described; thence continue Northerly along the East boundary line of said 1/4-1/4 section 106.0 feet; thence turn an angle of 90 degrees 50 minutes to the left and run Westerly 175.0 feet; thence turn an angle of 86 degrees 21 minutes to the left and run Southerly 100.0 feet; thence turn an angle of 91 degrees 39 minutes to the left and run Easterly 180.0 feet to the point of beginning. This land being a part of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West.