


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

This instrument was prepared by:
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P.O. Box 822
Columbiana, Alabama 35051


20050927000501240 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/27/2005 08:33:44AM FILED/CERT

Send Tax Notice to:
Tammy Griffin
7727 Bear Creek Road
Sterrett, AL 35147

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$ 5,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **CHARLES M. COX, an unremarried widower (herein referred to as grantor)** grant, bargain , sell and convey unto **TAMMY GRIFFIN and LEONARD D. GRIFFIN, (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the West ½ of the East ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set ½-inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 156.70 feet to a set ½-inch rebar; thence run North 01 degrees 04 minutes 10 seconds East for 321.59 feet to a set ½-inch rebar; thence run North 87 degrees 54 minutes 57 seconds East for 150.00 feet to the point of beginning.

Also, a 30-foot easement for ingress, egress, and utilities, described as follows:
Commence at the NE corner of the West ½ of the East ½ of the SW ¼ of the SW ¼ of Section 29, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 01 degrees 12 minutes 36 seconds West for 281.56 feet to a set ½-inch rebar; thence run South 73 degrees 42 minutes 44 seconds West for 138.12 feet to the point of beginning of a 30-foot easement lying 15-feet on either side of the following described centerline; thence run South 24 degrees 42 minutes 44 seconds West for 16.64 feet; thence run South 44 degrees 01 minutes 52 seconds West for 89.18 feet; thence run South 30 degrees 02 minutes 49 seconds West for 165.30 feet; thence run South 46 degrees 06 minutes 21 seconds West for 207.49 feet; thence run South 49 degrees 51 minutes 47 seconds West for 192.31 feet; thence run South 03 degrees 24 minutes 17 seconds West for 39 feet to the centerline of Old Bear Creek Road (Hwy. No. 43), and the end of said easement.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS DEED IS GIVEN TO CORRECT THAT CERTAIN DEED RECORDED IN INSTRUMENT #20050324000132410, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of August, 2005.

CHARLES M. COX


STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **CHARLES M. COX**, 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 the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2005.

Joyce Robertson
Notary Public

My commission expires: 09-22-2005


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Shelby County, AL 09/27/2005
State of Alabama
Deed Tax:\$5.00