THIS INSTRUMENT PREPARED BY: Wallace, Ellis, Fowler & Head P O Box 587 Columbiana, AL 35051

SEND TAX NOTICE TO:

Christopher T. Molina 172 Lime Creek Lane Chelsea, AL 35043

## CORRECTIVE

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

20060321000130130 1/1 \$12.00 Shelby Cnty Judge of Probate, AL 03/21/2006 10:38:49AM FILED/CERT

Lot 19, according to the Map and Survey of Lime Creek Chelsea Preserve Subdivision I, as recorded in Map Book 32, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

\$158,600.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

\$29,700.00 of the above recited purchase price was paid by a 2<sup>nd</sup> mortgage recorded simultaneously herewith.

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

This corrective warranty deed, with joint tenants with right of survivorship, is being recorded to correct the legal description in that certain deed from J.D.S. Homes, Inc. to Christopher T. Molina and wife, Kelly F. Molina, dated August 2, 2005, filed for recorded in the Probate Office of Shelby County, Alabama, on August 4, 2005, at 09:41:59 A.M., as Instrument #20050804000395950.

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 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, unless otherwise noted above, 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, by its President, J. Dennis Sims, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the <u>21st</u> day of March, 2006.

J.D.S. HOMES, INC.

Dennis Sims. President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Dennis Sims, whose name as President of J.D.S. HOMES, INC., a corporation, 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 as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of March, 2006.

My Commission Expires: 10-6-08