20060829000424380 1/2 $15.00
Shelby Cnty Judge of Probate,AL
08/29/2006 10:20:30AM FILED/CERT

STATE OF ALABAMA) CORRECTIVE
WARRANTY DEED
SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and NO/100 ($100.00) Dollars and other good and valuable consideration to the undersigned,Frank P. Chesser, Jr. and Ester L. Chesser referred to as Grantors, in hand paid by Burlin McManus, Jr. and Lynda McManus herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The purpose of this deed is to correct the legal description on the previously executed deed which was dated June 28, 2002 and recorded July 8, 2002 in Inst #20020708000313860 in the Office of the Judge of Probate of Shelby County, Alabama.

The following legal description is incorrect,

Commence at the Northeast Corner of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South along the East Boundary line of said section for a distance of 1569.31 feet to the Point of Beginning; thence turn an angle of 44 degrees 00 minutes 01 seconds to the left for a distance of 584.29 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left for a distance of 125.50 feet; thence turn an angle of 04 degrees 47 minutes 55 seconds to the right for a distance of 52.68 feet; thence turn an angle of 94 degrees 47 minutes 55 seconds to the left for a distance of 404.39 feet to the East Boundary line of said section; thence turn an angle of 44 degrees 00 minutes 07 seconds to the left and run north along the said east boundary line of said section for a distance of 256.23 feet to the point of beginning.

And should read as follows:

Commence at the Northeast Corner of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South along the East Boundary line of said section for a distance of 1569.31 feet to the Point of Beginning; thence turn an angle of 44 degrees 00 minutes 01 seconds to the right for a distance of 584.29 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left for a distance of 125.50 feet; thence turn an angle of 04 degrees 47 minutes 55 seconds to the right for a distance of 52.68 feet; thence turn an angle of 94 degrees 47 minutes 55 seconds to the left for a distance of 404.39 feet to the East Boundary line of said section; thence turn an angle of 44 degrees 00 minutes 07 seconds to the left and run north along the said east boundary line of said section for a distance of 256.23 feet to the point of beginning.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the 17th day of August, 2006.

Frank P. Chesser Jr.
Frank P. Chesser, Jr.

Ester L. Chesser
Ester L. Chesser

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Frank P. Chesser, Jr. and Ester L. Chesser whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of August, 2006.

Susanne Wood
NOTARY PUBLIC
My Commission Expires: My Commission Expires 2-7-2010

This document prepared by:

Gregory S. Graham
Mitchell & Graham, P.C.
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