


THIS INSTRUMENT PREPARED BY:  
CLAY R. CARR  
BOARDMAN, CARR & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.  
GRANTEES' ADDRESS:  
Coya S. Fancher  
148 Rabbit Run  
Chelsea, Alabama 35043

**CORRECTIVE**  
**GENERAL WARRANTY DEED**  
**(Joint Tenancy with Right of Survivorship)**

  
20070521000236260 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/21/2007 04:10:06PM FILED/CERT

STATE OF ALABAMA        )  
SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred and 00/100 (\$500.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jerrold C. Stamps and wife, Paula B. Stamps**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Coya S. Fancher and Jeffery V. Fancher**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Map and Survey of Stamps Family Subdivision, as recorded in Map Book 25 page 98 in the Probate Office of Shelby County, Alabama.

Also, a 20 foot easement for utilities, ingress and egress to the subject property, the centerline of which is described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; hence East along the South line of said 1/4 1/4 200 feet; thence 90 deg. 25 min. 35 sec. left 217.80 feet to the point of beginning of said 20 foot easement; thence continue along last stated course and centerline of said easement 217.81 feet; thence 90 deg. 25 min. 35 sec. right 274.26 feet; thence 90 deg. 25 min. 35 sec. left 378.16 feet; thence 91 deg. 10 min. 29 sec. right, 514.0 feet, more or less, to the West side of Shelby County Highway #335, an unpaved public road.

All being situated in Shelby County, Alabama.

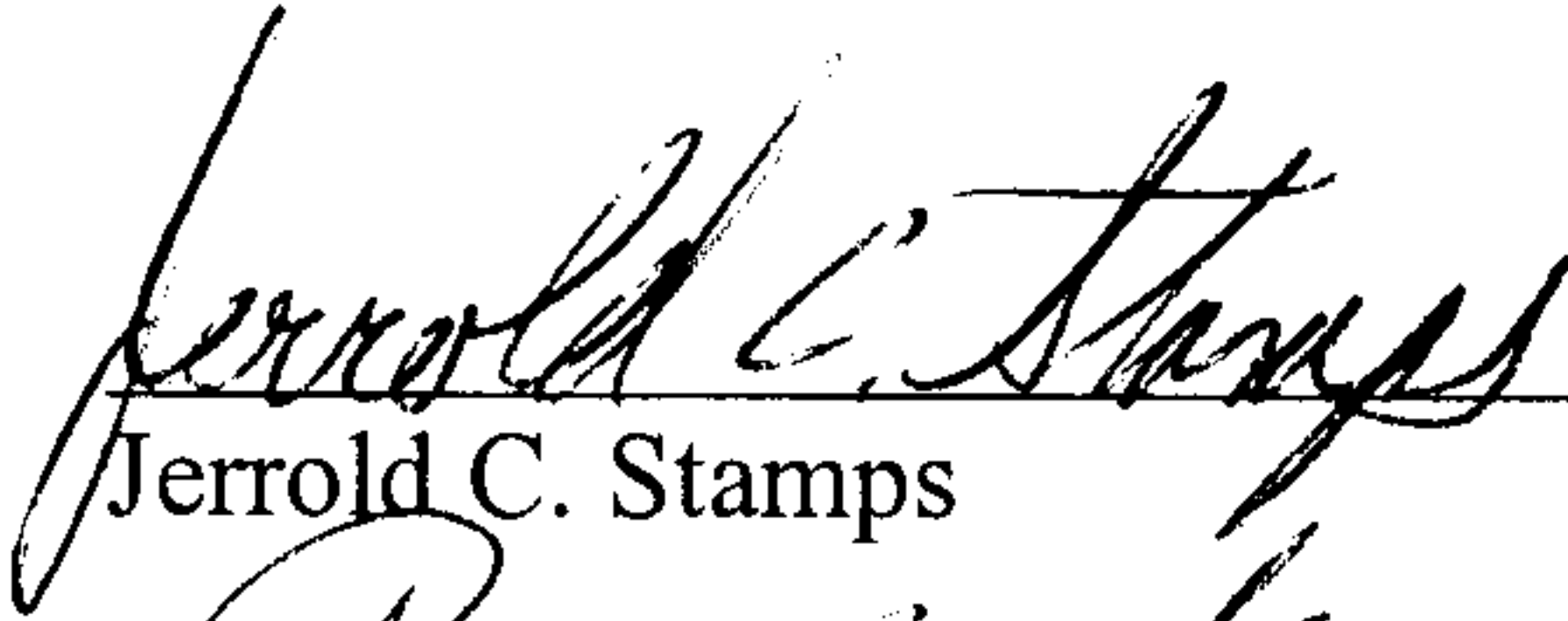
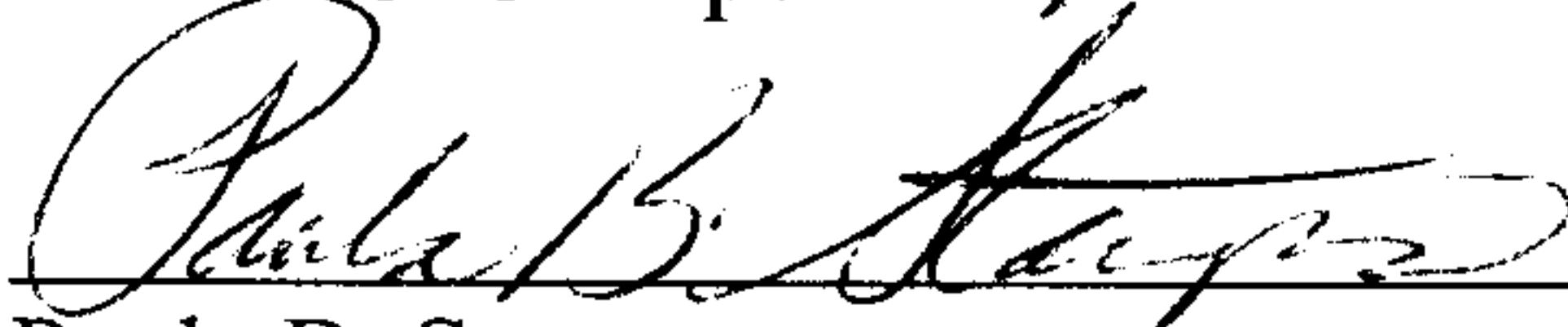
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

**This deed is being given to add the marital status and to correct the legal description of that certain deed dated January 21, 1998, and recorded in Instrument 1998-02145 in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Jerrold C. Stamps and wife, Paula B. Stamps**, have hereunto set their hand and seal this the 21st day of May, 2007.

  
\_\_\_\_\_  
Jerrold C. Stamps  
  
\_\_\_\_\_  
Paula B. Stamps

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20070521000236260 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/21/2007 04:10:06PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jerrold C. Stamps and Paula B. Stamps, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of May, 2005.

Dawn Rasco

NOTARY PUBLIC

My Commission Expires: 3/24/10