



20070713000330620 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
07/13/2007 01:28:29PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Patrick M. Coyne
Jane Coyne
1401 Morning Sun Circle
Birmingham, AL 35242

CORRECTIVE WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-four thousand five hundred and 00/100 (\$94,500.00) Dollars [the entire amount of which is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Courtney McEwen nka Courtney Simmons, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Patrick M. Coyne and Jane Coyne (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 1401, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

The above described property is not the homestead of Courtney McEwen nka Courtney Simmons, a married woman, nor that of her spouse.

The purpose of this Corrective Warranty Deed is to correct that certain Warranty Deed recorded at Instrument #20050908000463020, in the Probate Office of Shelby County, Alabama, which had a misspelling in the grantors' names. Also, the original Warranty Deed was signed by a Power of Attorney and the notary acknowledgment on said Warranty Deed was incorrect.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this July 11, 2007.

WITNESS:

_____ (SEAL)

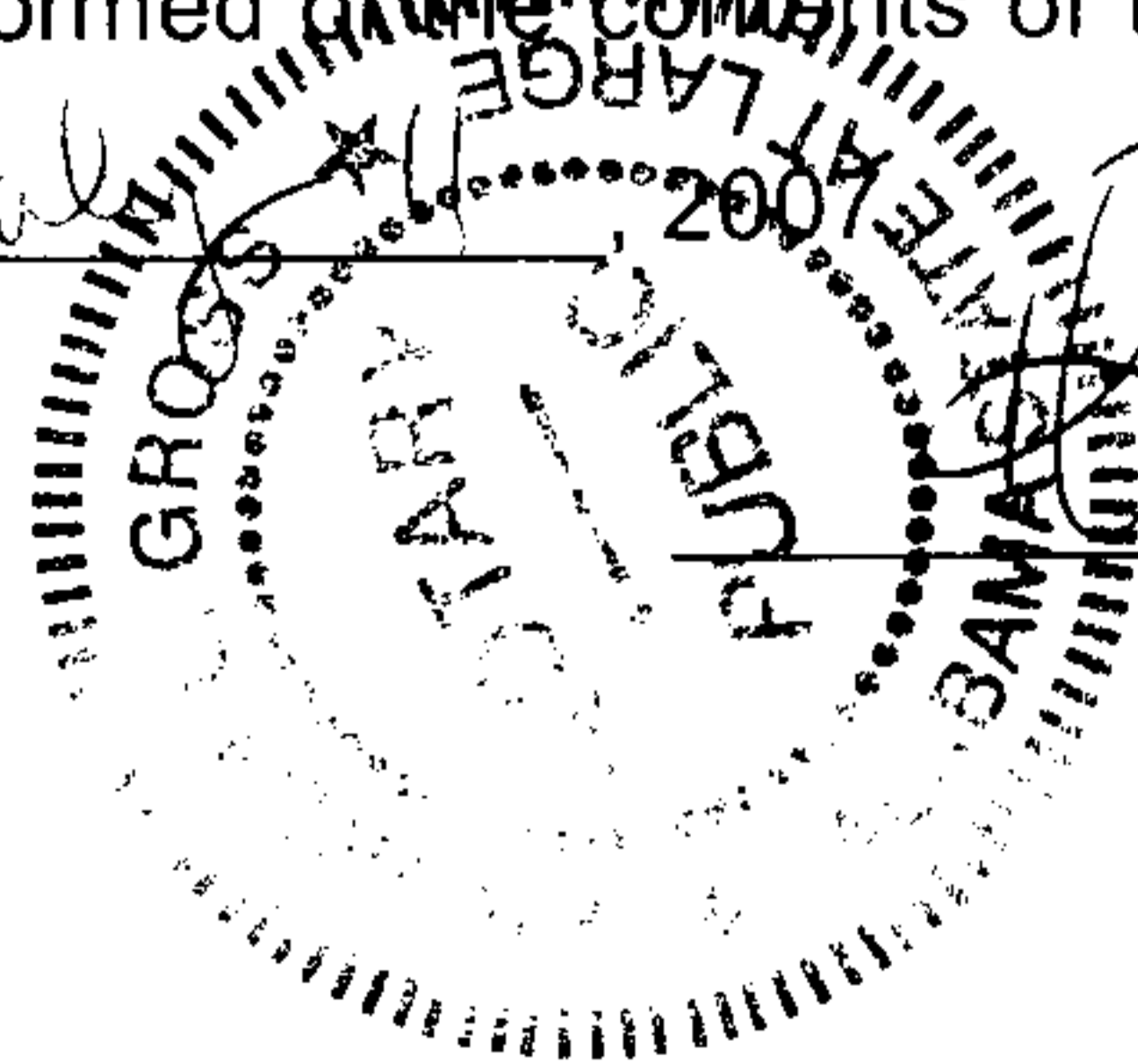
Courtney McEwen (SEAL)
Courtney McEwen nka
Courtney Simmons
Courtney Simmons

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney McEwen nka Courtney Simmons, a married woman, whose name(s) 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 on July 11, 2007

[Signature]
NOTARY PUBLIC



My commission expires: 11-30-07