

CORRECTIVE DEED

20071114000522460 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/14/2007 12:20:43PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

This is the corrective warranty deed from **JOYCE MARTIN JONES** to **GREG RUSHTON** correcting that certain deed recorded in Instrument # 20070720000340110. That in consideration of Five Thousand and No/100 (\$5,000.00) Dollars and other good and valuable consideration to the undersigned grantor or grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **JOYCE MARTIN JONES** am the surviving GRANTEE in that certain deed recorded in Deed Book 313, Page 349; the other GRANTEE, **CARL A. JONES**, is deceased, having died on or about the 24th day of Jan., 1988. (herein referred to as GRANTOR, whether one or more) do hereby grant, bargain, sell and convey unto **GREG RUSHTON**. (herein referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

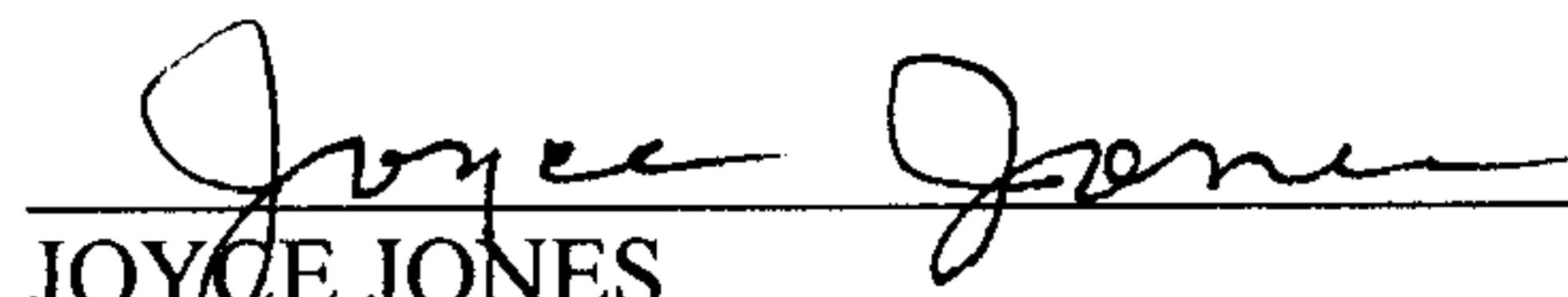
A parcel of land Lot 2 of the Joyce Jones subdivision, Map Book 38, Page 102; and subject to the Life Estate attached.

NOTE: This parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

TO HAVE AND TO HOLD, to the said GRANTEE, in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of November, 2007.


JOYCE JONES

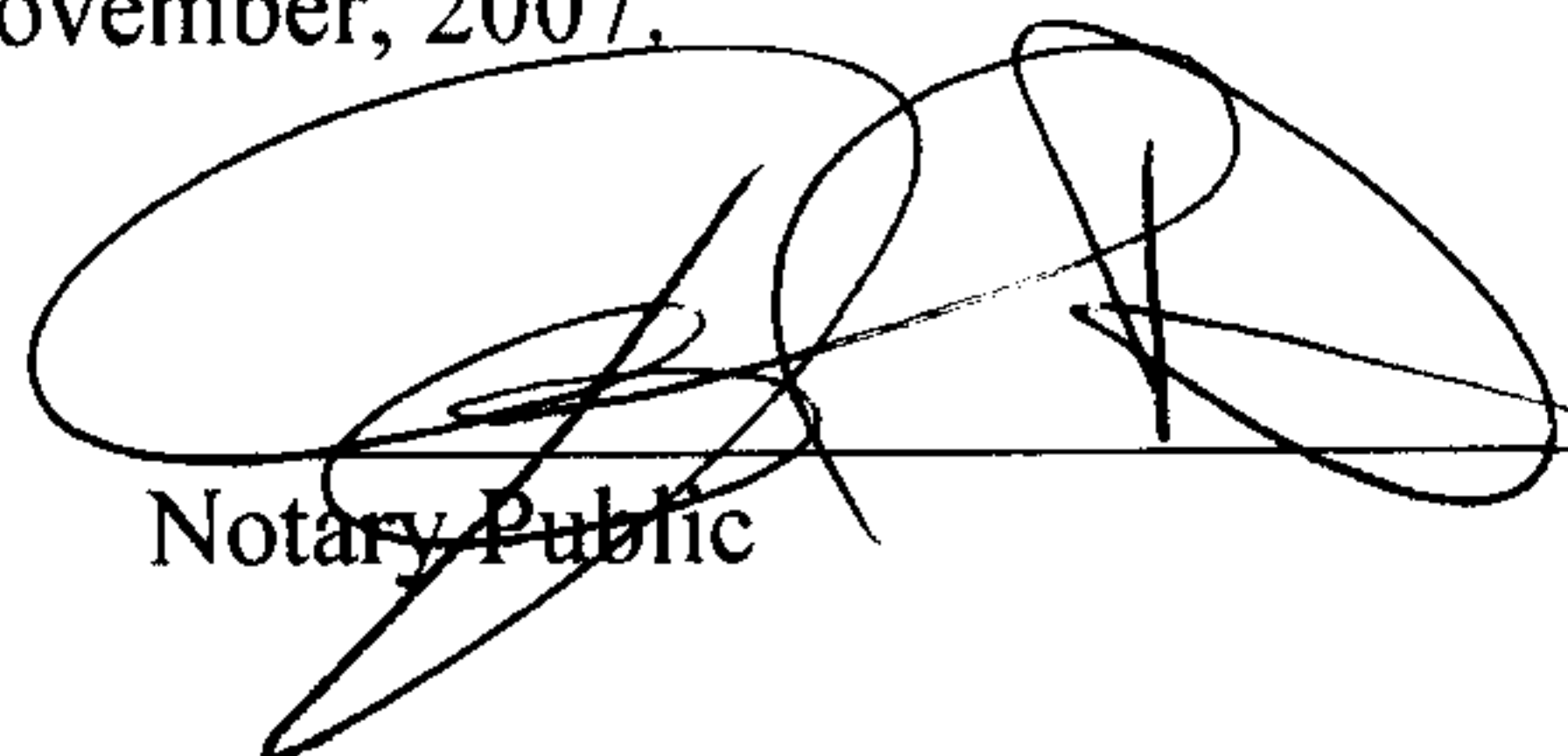
Witness

STATE OF ALABAMA)
COUNTY OF SHELBY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOYCE JONES, whose name 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 this 13th day of November, 2007.


Notary Public

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Ex. A of
Corrective Deed


LIFE ESTATE

JOYCE JONES shall reserve unto herself a life estate in a portion of the subject Property including buildings and improvements which is more fully described to wit:

A parcel of land located at NE Corner of the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90 degrees 00'00"E, a distance of 2,205.43'; thence S11 degrees 36'16"E, a distance of 1,048.53'; thence N88 degrees 39'37"E, a distance of 92.69' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 46.34'; thence S36 degrees 35'45" E, a distance of 22.69'; thence S59 degrees 59'52"W, a distance of 94.12'; thence N17 degrees 38'48"W, a distance of 49.73'; thence N65 degrees 24'30"E, a distance of 40.39' to the POINT OF BEGINNING.

Said Parcel containing 0.08 acres, more or less;

for and during her natural life, provided that such life estate shall terminate upon her death or vacation of the Life Estate Property. Vacation of the Life Estate Property shall include, without limitation, failure to permanently reside in the residence or sale of the residence. JOYCE JONES shall continue to use the Life Estate Property in the same manner as it is being used as of the Effective Date. JOYCE JONES agrees that such life estate is vested in her alone and may not be assigned or otherwise transferred in any manner without the written consent of the Buyer. The Life Estate Property is granted to the Buyer, its successors and assigns forever, to Have and Hold with all the rights, easements, and appurtenances thereunto belonging, ad all the rents, issues, and profits thereof, from and after the death of JOYCE JONES, subject however, to all legal highways and subject to the exceptions, reservations, and conditions herein contained.


JOYCE JONES