


SEND TAX NOTICE TO:

**Joseph Habshey
3807 Helena Road
Helena, Alabama 35080**

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20080122000027800 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/22/2008 02:02:21PM FILED/CERT

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Thousand dollars & no cents (\$2,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James W. Patton Jr., an unmarried man** (herein referred to as Grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Joseph Habshey, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN S00°00'00" E ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR 266.87 FEET; THENCE RUN S71°04'26" E FOR 1190.64 FEET; THENCE RUN N07°38'38" E FOR 257.23 FEET; THENCE RUN N81°55'19" W FOR 101.34 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE S77°37'23" W ALONG SAID RIGHT OF WAY FOR 33.69 FEET; THENCE RUN S76°31'03" W FOR 124.28 FEET TO THE POINT OF BEGINNING; THENCE RUN S07°37'29" W FOR 75.00 FEET; THENCE RUN S74°53'38" W FOR 100.00 FEET; THENCE RUN N07°37'29" E FOR 75.00 FEET; THENCE RUN N74°53'38" E FOR 100.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

This deed being necessary to correct that certain Warranty Deed Executed on October 30, 2007 and recorded November 9, 2007 in Book 200711090051846 in the office of the Judge of Probate Shelby County, Alabama. Said Warranty Deed incorrectly identified the Grantor, **Mae Francis Patton**, as whom title was vested. The correct Grantor and vested party is **James W. Patton Jr.**, the only surviving heir of James W. Patton Sr.

This being that same property conveyed to James W. Patton and wife, Bennie Lee Patton, by deed dated 5/20/1983, filed 5/31/1983 in Book 347 Page 482. James W. Patton having died June 18, 1993 and Bennie Lee Patton having pre-deceased him.

Subject to: (1) Taxes for the year 2007 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEE**, his 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**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set her hand and seal, this 5TH Day of Janurary, 2008 .

_____(Seal)
_____(Seal) James W. Patton Jr. (Seal)
James W. Patton Jr.

STATE OF ILLINOIS)
) **General Acknowledgement**
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James W. Patton Jr., an unmarried man** , 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5TH day of Janurary, 2008



Shirley Ryan
Notary Public.

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