


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTEES.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20080317000109340 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/17/2008 03:57:44PM FILED/CERT

Send Tax Notice to:
Rebecca Darlene Sanders
~~Richard Sanders~~
4560 Bear Creek Road
Sterrett, AL 35147

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Love and Affection, and ONE DOLLAR and other good and valuable consideration** in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Sam Jack Shaw and wife, Minnie Lee Shaw

(herein referred to as grantor) grant, bargain , sell and convey unto our daughter and son-in-law,

Rebecca Darlene Sanders and husband, Richard Sanders

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 1 and Lot 2, according to Sanders Mooney Acres, a minor single family subdivision, as recorded in Map Book 30, Page 113, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT a life estate reserved by the grantors in and to the following described property, being a part of Lot 2, according to Sanders Mooney Acres, a minor family subdivision, as recorded in Map Book 30, Page 113, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of Lot 1 of Sanders Mooney Acres, a minor single family subdivision, as a 1/2-inch capped rebar #16681 located on the right of way of Shelby County Highway #43 (Bear Creek Road) and proceed Southwesterly along the West line of Lot 2 of said subdivision, a distance of 125 feet; thence turn an angle of 90 degrees to the left and proceed a distance of 200 feet; thence turn an angle of 90 degrees to the left and run in a northeasterly direction to the Southeast corner of Lot 1, being a 1/2-inch capped rebar set #16681; thence turn an angle to the left and proceed in a Southwesterly direction along the Southerly boundary of Lot 1 a distance of 132.20 feet to a 1/2-inch capped rebar set #16681; thence turn an interior angle to the left of 158 degrees 9 minutes 53 seconds and proceed in a Northwesterly direction a distance of 82.16 feet to the point of beginning.

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


Subject to taxes for 2003 and subsequent years.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESRIPTION IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #20030114000028040, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of March, 2008.



Sam Jack Shaw



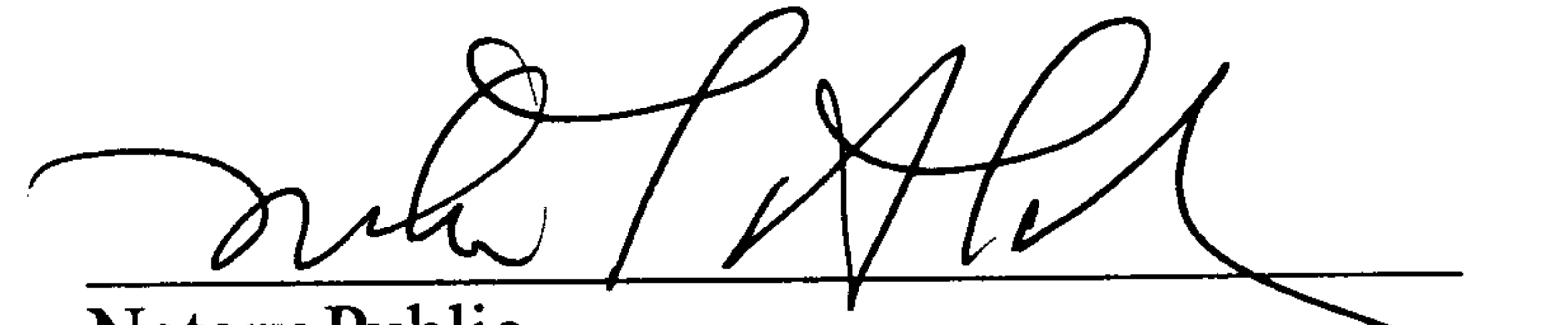
Minnie Lee Shaw

STATE OF ALABAMA)
SHELBY COUNTY)

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I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Sam Jack Shaw and wife, Minnie Lee Shaw**, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, 2008.



Notary Public

My commission expires:

