

**CORRECTIVE WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$100.00 and other good and valuable consideration to the undersigned Grantor(s), **Geoff Reeder (also known as Geoffrey E. Reeder) and wife Sherry C. Reeder**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Dennis Boston, Jr. and Cynthia Boston** (herein referred to as "Grantees") the following described real estate, situated in SHELBY County, Alabama, to-wit:

From the Northwest Corner of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 87 degrees 58 minutes 52 seconds East along the North boundary of said Section 21 for 785.66 feet: thence South 2 degrees 02 minutes 44 seconds West 565.83 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING continue South 2 degrees 02 minutes 44 seconds West, 121.00 feet to the Northeast corner of Lot No. 7 of THE WILLOWS, Subdivision, Phase One; thence North 87 degrees 57 minutes 16 seconds West along the North boundary of said Lot No. 7 for 180 feet to the Northwest corner of Lot 7 and the East boundary of Amanda Drive (R/W 60'); thence North 2 degrees 02 minutes 44 seconds East 121.00 feet; thence South 87 degrees 57 minutes 16seconds East, parallel to the POINT OF BEGINNING of herein described parcel of land.

**THIS INSTRUMENT IS BEING RECORDED TO CORRECT THOSE CERTAIN WARRANTY DEEDS WHICH WERE RECORDED AS INSTRUMENT # 20090512000178100 ON MAY 12, 2009 AND INSTRUMENT # 20090609000219720 ON JUNE 9, 2009, IN ORDER TO CLARIFY AND CORRECT THE LEGAL DESCRIPTION OF THE PROPERTY(IES) CONVEYED.**

Subject to taxes for the year 2009 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.



20090807000304540 2/2 \$16.00  
Shelby Cnty Judge of Probate: AL  
08/07/2009 01:04:38 PM FILED/CERT

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 30 day of July, 2009.

By: Geoff Reeder  
Geoff Reeder, Grantor

Sherry C. Reeder  
Sherry C. Reeder, Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Geoff Reeder and Sherry C. Reeder, 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 30 day of July, 2009.

[Signature]  
Notary Public  
Commission Expires: 9-26-09

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
300 Vestavia Parkway, Suite 3450  
Birmingham, AL 35216

**Send Tax Notices To:**  
Dennis Boston, Jr. & Cynthia Boston  
2367 New Cut Road  
Columbia, TN 38401