

This instrument was prepared by:  
Walter F. Scott, III, LLC  
3500 Colonnade Parkway  
Birmingham, AL 35243

Send Tax Notice to:  
John & Rosemary Eaton  
1004 Highway 61  
Columbiana, AL 35051

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

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STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of both **TEN DOLLARS (\$10) and an intent to correct a prior deed (Shelby County Instrument 20090616000230490) that granted more property than intended** the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, John Eaton and Rosemary Eaton, husband and wife (herein collectively referred to as grantor), **grant, bargain, sell and convey unto Erwin Horton and Darlene Horton**, husband and wife (herein referred to as Grantees), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the NE corner of the SW ¼ of the NW ¼ of Section 8, Township 22 South, Range 1E, Shelby County, Alabama, said point being the Point of Beginning; thence S 00 degrees, 00 feet, 00 seconds E, a distance of 815.38 feet; thence N 88 degrees, 48 feet, 40 seconds W, a distance of 649.33 feet; thence N 06 degrees, 55 feet, 16 seconds W, a distance of 567.39 feet; thence N 65 degrees, 34 feet, 01 seconds W, a distance of 507.27 feet to a point on the Easterly R.O.W. line of Shelby County Highway 61, 80 feet R.O.W.; thence N 20 degrees, 57 feet, 46 seconds E and along said R.O.W. line, a distance of 503.02 feet; thence S 88 degrees, 42 feet, 34 seconds E and leaving said R.O.W. line, a distance of 64.40 feet; thence S 00 degrees, 44 feet, 16 seconds W, a distance of 419.91 feet; thence S 88 degrees, 48 feet, 28 seconds E, a distance of 940.67 feet to the Point of Beginning. Said parcel containing 15.97 acres, more or less.

LESS AND EXCEPT:

Parcel II

Commence at the NE corner of the SW ¼ of the NW ¼ of Section 8, Township 22 S, Range 1 E, Shelby County, Alabama; thence S 00 degrees, 00 feet, 00 seconds E, a distance of 815.38 feet; thence N 88 degrees, 48 feet, 40 seconds W, a distance of 649.33 feet to the Point of Beginning; thence N 06 degrees, 55 feet, 16 seconds W, a distance of 567.39 feet; thence N 65 degrees, 34 feet, 01 seconds W, a distance of 507.27 feet to a Point on the Easterly R.O.W. line of Shelby County Highway 61, 80 feet, R.O.W.; thence S 20 degrees, 57 feet, 46 seconds W and along said R.O.W. line, a distance of 736.62 feet to the beginning of a curve to the right, having a radius 998.65, a central angle of 04 degrees, 18 feet, 59 seconds, and subtended by a chord which bears S 25 degrees, 10 feet, 15 seconds W, and a chord distance of 75.22 feet; thence along the arch of said curve and said R.O.W. line, a distance of 75.24 feet; thence S 88 degrees, 48 feet, 40 seconds E and leaving said R.O.W. line, a distance of 825.91 feet to the Point of Beginning. Said parcel containing 10.00 acres, more or less.

TO HAVE AND 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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, 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal, this 21<sup>st</sup>, day of July, 2009

 (SEAL)  
John Eaton

 (SEAL)  
Rosemary Eaton


CORRECTIVE WARRANTY DEED

STATEOF ALABAMA

COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Eaton and Rosemary Eaton, 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 21<sup>st</sup> day of July, 2009.

  
Notary Public