

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

Send Tax Notice to:
Michael Daryn Flanders
145 Shelby Farms
Alabaster, AL 35007

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

STATE OF ALABAMA
~~JEFFERSON~~ COUNTY
SHELBY

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 20090708000257900) that had an incorrect acknowledgement, the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, that Cadence Bank, N.A. appearing herein by its Vice President, Scott Harris, (herein collectively referred to as grantor), **grant, bargain, sell and convey unto Michael Daryn Flanders and Tammie Flanders**, 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:

Lot 119, according to the Final Plat of Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama.

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 29th day of October, 2009.

CADENCE BANK, N.A.



By: Scott Harris
Its: Vice President

_____(SEAL)

_____(SEAL)

STATE OF ALABAMA
COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cadence Bank, N.A. appearing herein by its Vice President, Scott Harris, 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 he in his capacity as Vice President of Cadence Bank, N.A., executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2009.

Cheryl Marie Ezell
Notary Public

My commission expires: 2-12-11

