

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: James H. Bailey
78 Walden Road
Columbiana, AL 35051


CORRECTIVE
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20100311000072610 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/11/2010 03:02:45 PM FILED/CERT

That in consideration of Forty Thousand dollars and Zero cents (\$40,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Patricia Hamilton, a married woman, Linda Gladney Crenshaw, a single woman, Rhonda Vickers, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto James H. Bailey and Jane Marie Bailey (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Grantors herein are the heirs at law of Margaret B. Walden and Willis Walden having obtained title in Inst No. 1999-26981, Shelby County, Alabama.

Margaret B. Walden, is deceased, having died 19 Mar 2009.
Willis Walden, is deceased, having died 19 Jan 2009.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$41,040.73 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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, we have hereunto set our hands and seals, this 26th day of March, 2009.

_____	(Seal)	<u>Patricia Hamilton</u>	(Seal)
		Patricia Hamilton	
_____	(Seal)	<u>Linda Gladney Crenshaw</u>	(Seal)
		Linda Gladney Crenshaw	
_____	(Seal)	<u>Rhonda Vickers</u>	(Seal)
		Rhonda Vickers	
		_____	(Seal)

STATE OF ALABAMA

}

General Acknowledgment


COUNTY OF SHELBY

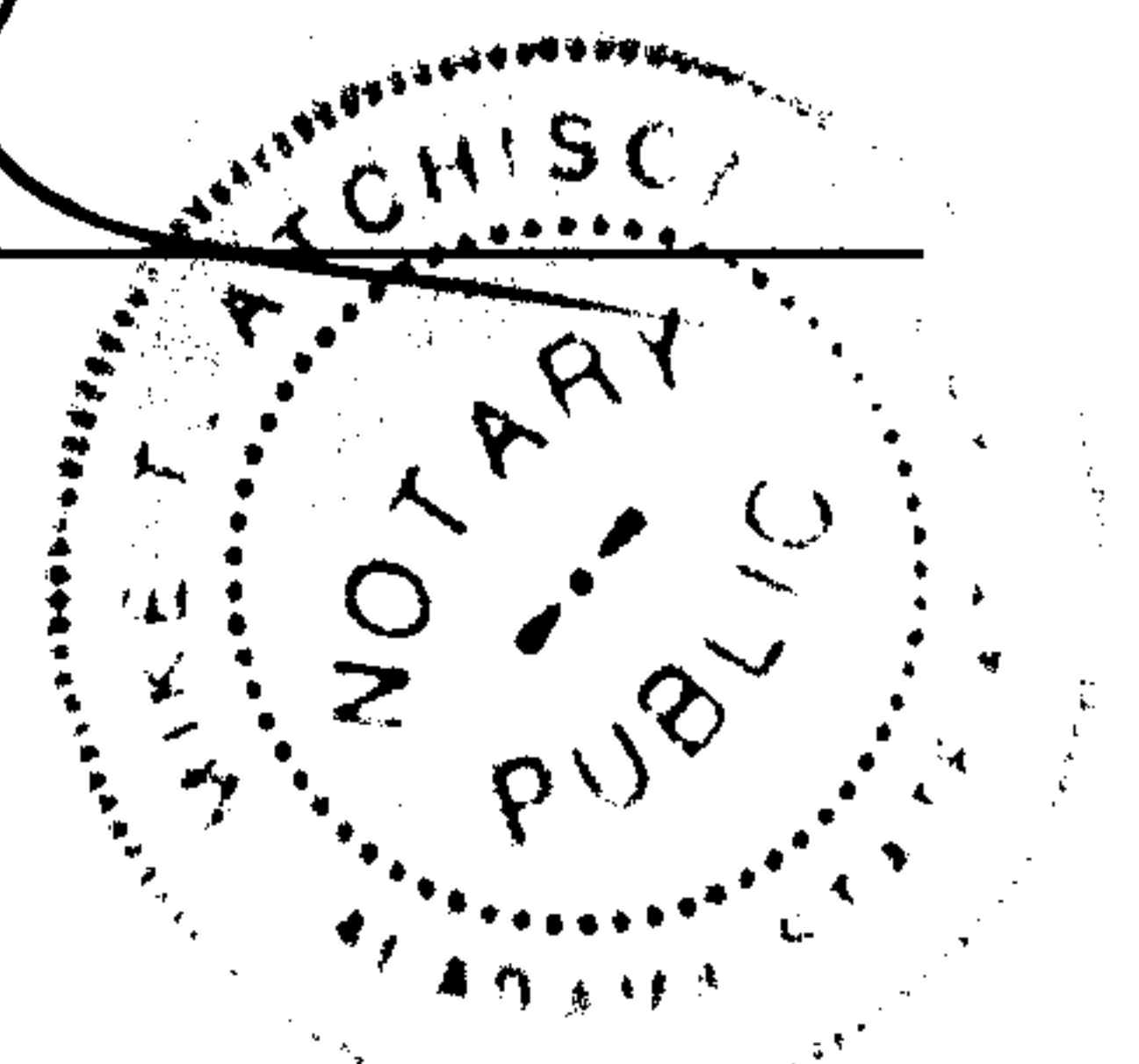
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Hamilton, Linda Gladney Crenshaw and Rhonda Vickers whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

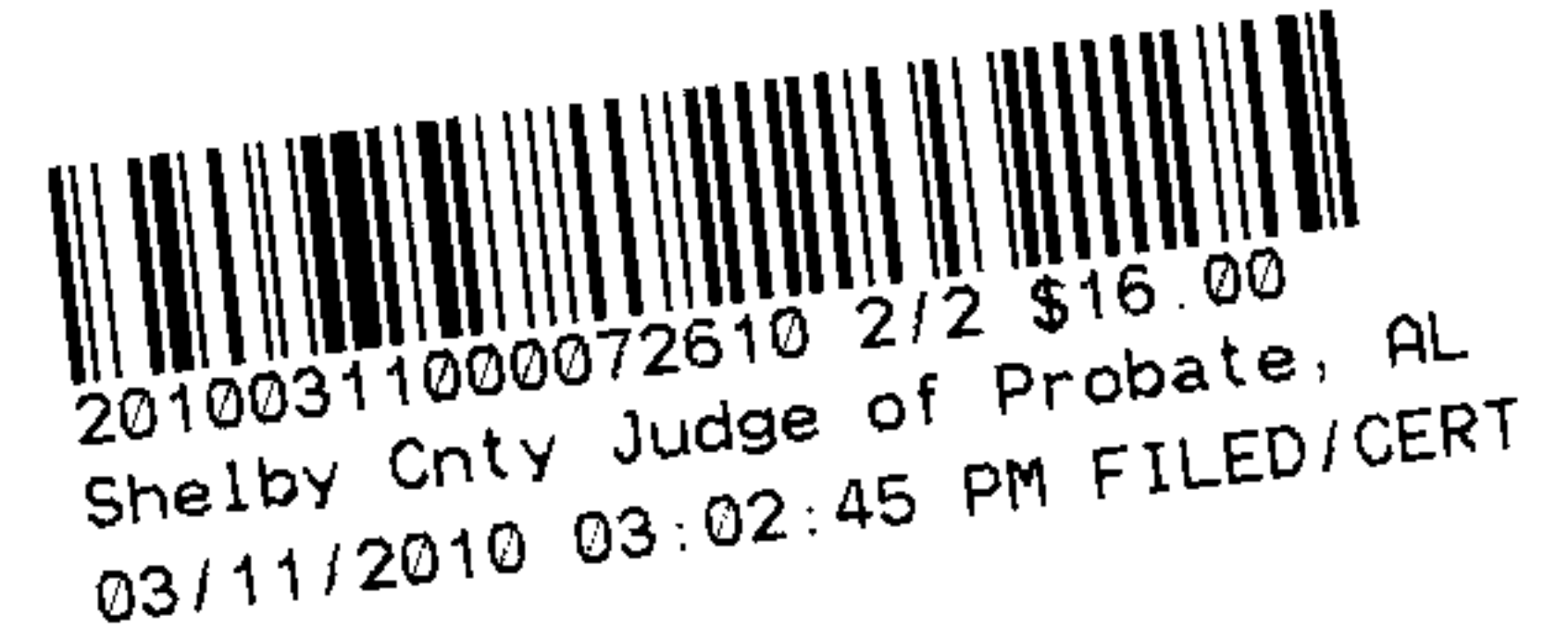
Given under my hand and official seal this 26th day of March, 2009.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public


20090327000114380 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/27/2009 03:27:56PM FILED/CERT





File No.: S-09-17548A

EXHIBIT A

PARCEL 1:

Commence at the NE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said Section 31, a distance of 820.47 feet to the SW right of way line of Kingdom Road (also known as Shelby County Highway No. 28); thence turn left an angle of 139 degrees 06 minutes and run along said right of way line a distance of 926.30 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 589.53 feet to the point of beginning; thence continue along last described course a distance of 186.47 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 225.0 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 186.47 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 225.0 feet to the point of beginning.

PARCEL 2:

Commence at the NE corner of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama, and run West along the North line of said Section 31, a distance of 820.47 feet to the SW right of way line of Kingdom Road (also known as Shelby County Highway No. 28); thence turn left an angle of 139 degrees 06 minutes and run along said right of way line a distance of 926.30 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 435.89 feet to the point of beginning; thence continue along last described course a distance of 153.64 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 225.0 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 165.49 feet; thence turn right an angle of 90 degrees 00 minutes and run a distance of 225.0 feet to the point of beginning.