

20120224000065750 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
02/24/2012 10:11:52 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Mail tax notice to:  
Ted Burns  
551 Northlake Cove  
Birmingham, AL 35242

**Corrective Deed  
General Warranty Deed**

=====

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00 (Ten Dollars and 00/100 cents) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Ted Burns and Carol F. Burns, Trustees, or their successors in trust, under the Burns Living Trust, dated February 13, 2007 and any amendments thereto**, (Hereinafter "Grantors") hereby remises, releases, quit claims, grants, bargains, sells, and conveys to :

**Franklin T. Burns, Jr.**

and his/her/their assigns (Hereinafter called "Grantee"), all right, title, interest and claim, if any, of the Grantors in or to the following described real estate, situated in **Shelby County, State of Alabama** to-wit:

**Lot 4-A, according to the Final Plat of Subdivision, resurvey of Lot 4, Northlake, Phase 2, and Acreage, as recorded in Map Book 25, Page 138 in the Probate Office, Shelby County, Alabama; being situated in Shelby County, Alabama.**

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Franklin T. Burns, Jr.**, and his/her/theirs assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding, and covenants, restrictions, and easements of record and matters an accurate survey would reveal.

**THIS DEED CORRECTS THE DEED RECORDED ON 1-24-2012 IN INSTRUMENT VOLUME 2012 PAGE 028000 TO CLARIFY THE GRANTOR'S NAME AND WARRANTIES OF TITLE.**

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, Grantors, by **Ted Burns and Carol F. Burns, Trustees, or their successors in trust, under the Burns Living Trust, dated February 13, 2007 and any amendments thereto**, have caused this conveyance to be executed in their names as such Trustees, and in their official capacities, this the 16 day of February, 2012.

**Ted Burns and Carol F. Burns, Trustees, or their successors in trust, under the Burns Living Trust, dated February 13, 2007 and any amendments thereto,**

By: Ted Burns  
Ted Burns, Trustee

By: Carol F. Burns  
Carol F. Burns, Trustee



State of Alabama            }  
   }  
County of Shelby         }

I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that **Ted Burns, as Trustees under the Burns Living Trust, dated February 13, 2007 and any amendments thereto**, signed the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, as such Trustees, and with full authority on behalf of the Trust, executed the same voluntarily on the day the same bears date for and as the act of said Trust. **Ted Burns as named in the aforementioned Trust and conveyance, as Trustee is one in the same person as the Grantee contained herein, being Franklin T. Burns, Jr.**

Given under my hand and official seal this the 16<sup>th</sup> day of Feb., 2012.

My Commission Expires: 7-14-2014

Maxwell D. Carter  
Notary Public  
Maxwell D. Carter

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I, the undersigned authority, a Notary Public, in and for said County and State, hereby certify that **Carol F. Burns, as Trustees under the Burns Living Trust, dated February 13, 2007 and any amendments thereto**, signed the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, as such Trustees, and with full authority on behalf of the Trust, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal this the 16 day of Feb, 2012.



Notary Public

My Commission Expires: 6/8/2014

This instrument was prepared by:  
Maxwell D. Carter  
Attorney & Counselor at Law, LLC  
1023 Edenton Street  
Birmingham, AL 35242

