

THIS Corrective Deed corrects the legal description in the deed recorded in Instrument 2012 03210000 97910. The original deed is hereby re-recorded as Lot 157 only

20120321000097910 1/2 \$900.00
Shelby Cnty Judge of Probate, AL
03/21/2012 02:45:03 PM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

by the
attached
Exhibit A.

Send Tax Notice To Grantees Address:

Jason Ferguson and Gena Ferguson
1162 Legacy Drive
Birmingham, Alabama 35242

20120322000100050 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/22/2012 02:08:49 PM FILED/CERT

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **EIGHT HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$885,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JENNA KNOX CASSESE, a single woman, being the sole survivor of that certain warranty deed dated December 29, 1999 and recorded in Book 2000, Page 1036 (Joseph N. Cassese having died on November 8, 2011)**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JASON FERGUSON and GENA FERGUSON**, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lots 157 ~~XXXXXX~~, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Pages 79 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 26, Page 79 A, B, and C.
7. All applicable zoning ordinances.
8. Easements, restrictions, reservations, covenants, liens, assessments, agreements and all other terms and provisions of the Greystone Legacy Declaration of Covenants, Conditions and Restrictions dated as of December 1, 1999 and recorded as Instrument No. 1999-50995 in the Office of the Judge of Probate of Shelby County, Alabama, as amended (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Shelby County, AL 03/21/2012
State of Alabama
Deed Tax: \$885.00

20120322000100050 2/3 \$19.00
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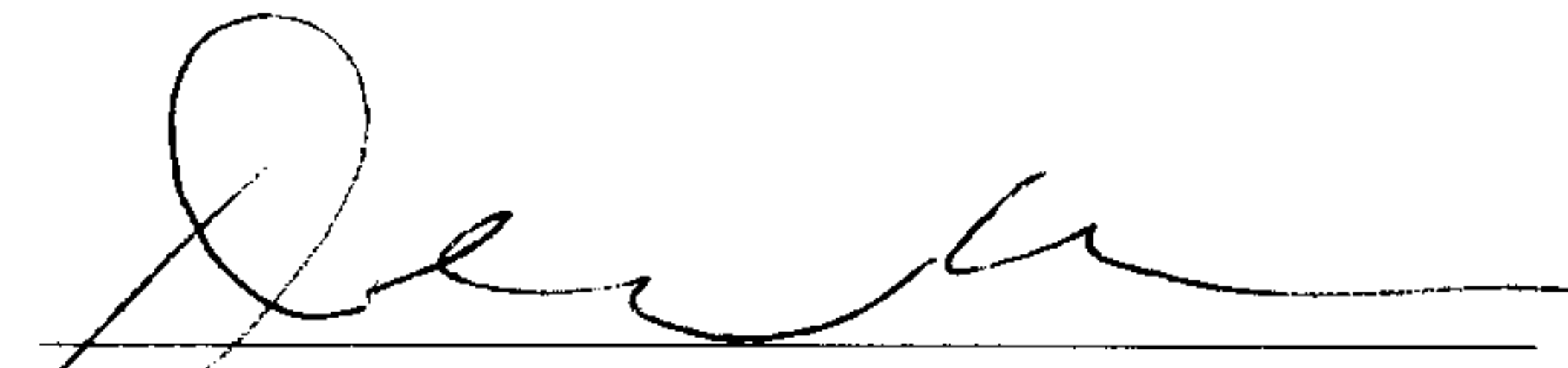
9. Declaration of Easement dated as of December 15, 1999 and recorded as Instrument No. 1999-50996 in the Office of the Judge of Probate of Shelby County, Alabama.
10. Any dwelling, as defined in the Declaration, built on the Property shall contain not less than 3,000 square feet of Living Space as defined in the Declaration, for a single-story house; or 3,600 square feet of Living Space, as defined in the Declaration, for multi-story home.
11. Provisions of Sections 6.04(a), 6.04(b) and 6.05 of the Declaration, minimum building setback requirements for any Dwelling, as defined in the Declaration, to be constructed, erected, placed or maintained on the Property shall be as follows: (i) Front Setback: 50 feet, (ii) Rear Setback 50 feet, (iii) Side Setbacks: 15feet.
12. Joint Driveway Agreement recorded in Instrument 20050706000337550.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR's heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals on this day of March 20, 2012.

GRANTOR:


Jenna Knox Cassese

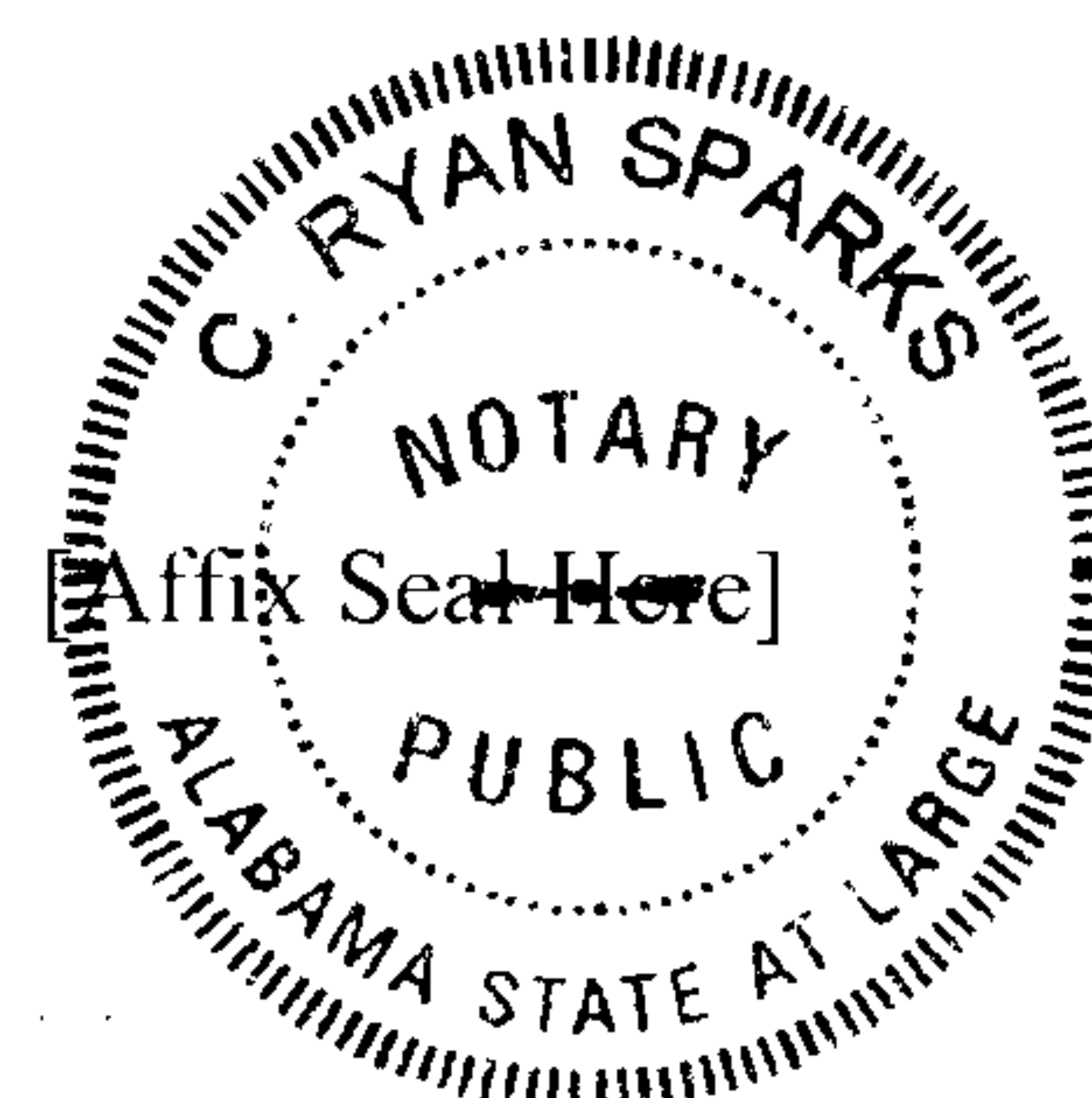
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Jenna Knox Cassese, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of March 20, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015



This Corrective Deed corrects the legal description in the deed recorded in Instrument 20120321000097910. The legal description is hereby revised and corrected to Lot 157 only.

EXHIBIT A – CORRECT LEGAL DESCRIPTION

Lots 157, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Pages 79 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

