



20120608000203170 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
06/08/2012 01:03:00 PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

20030421000244050  
PAGE

### CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT DIANN M. GRIFFITH, an unmarried woman (herein, "Grantor"), whose address is 2432 Osceola Drive, Birmingham, AL 35244, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JASON E. GRIFFITH, an unmarried man, and KATHERINE L. BELUE, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2432 Osceola Drive, Birmingham, AL 35244, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2432 Osceola Drive, Birmingham, AL 35244

SOURCE OF TITLE: Instrument Number 1997-19665

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

THIS CORRECTIVE WARRANTY DEED IS BEING RECORDED TO CORRECT THE NAME OF GRANTOR AND GRANTEE IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 24, 1997, AS INSTRUMENT NO. 1997-19665, SHELBY COUNTY JUDGE OF PROBATE, and TO CORRECT THE GRANTOR IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 21, 2003, AS INSTRUMENT NO. 20030421000244050, SHELBY COUNTY JUDGE OF PROBATE.

This property is not the homestead real property of Grantor.

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IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 1 day of June, 2012

GRANTOR:

Diann M. Griffith (SEAL)  
Diann M. Griffith

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned Notary Public in and for said State and County, hereby certify that Diann M. Griffith, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of June, 2012.

[Affix Notary Seal]

Julie Crosier  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: JAN 19<sup>th</sup> 2014

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
C/O US DEEDS, PA  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

When recorded, please mail to:

JASON E. GRIFFITH  
KATHERINE L. BELUE  
\_\_\_\_\_  
\_\_\_\_\_



The Grantee's address is:

JASON E. GRIFFITH  
KATHERINE L. BELUE  
\_\_\_\_\_  
\_\_\_\_\_

Property address: 2432 Osceola Drive, Birmingham, AL 35244



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**EXHIBIT A**

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,  
STATE OF Alabama, AND IS DESCRIBED AS FOLLOWS:

LOT 10, BLOCK 4, ACCORDING TO THE SURVEY OF INDIAN VALLEY, SIXTH SECTOR, AS  
RECORDED IN MAP BOOK 5, PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE OF  
SHELBY COUNTY, ALABAMA.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

12-38710 (cmm)

Property address: 2432 Osceola Drive, Birmingham, AL 35244