

This Instrument Prepared By:
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Send Tax Notice To:

**NEITHER TITLE NOR SURVEY WAS EXAMINED
BY PREPARER.**

**CORRECTIVE WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, William H. Armstrong (herein referred to as Grantor, whether one or more) who was unmarried on December 11, 1995, grant, bargain, sell and convey unto William W. Armstrong and Betty Armstrong (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

The property conveyed herein was not the homestead of the Grantor or his spouse (if applicable) on December 11, 1995 nor is it the homestead of the Grantor on the date of execution of this Corrective Deed.

THIS IS A CORRECTIVE DEED; correcting that certain deed recorded in Instrument Number 1995-35589 and dated December 11, 1995 (the Original Deed) in order to correct the legal description contained in the Original Deed and the marital status of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, William H. Armstrong, has hereunto set his hand and seal, this the 2 day of APRIL, 2014.

William H. Armstrong
William H. Armstrong

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that William H. Armstrong, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of APRIL, 2014

Notary Public
My Commission Exp. 3.1.18


20140402000093860 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/02/2014 01:16:44 PM FILED/CERT

EXHIBIT A

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence N87°59'27"W, a distance of 903.06'; thence S01°23'17"W, a distance of 592.63'; thence S57°26'14"W, a distance of 232.09'; thence N40°59'49"W, a distance of 154.26' to the POINT OF BEGINNING; thence N28°18'52"E, a distance of 149.74'; thence S85°07'24"W, a distance of 245.66'; thence S63°25'25"W, a distance of 217.90'; thence S51°36'22"E, a distance of 221.52'; thence N57°31'22"E, a distance of 231.16' to the POINT OF BEGINNING.

Said Parcel containing 1.35 acres, more or less.

NOTES:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

This survey is based in part on a survey completed by Randy Richardson, dated March 4th, 2002.

