

This Instrument was Prepared by:  
Joyce Gay Jiretz  
1348 Highland Lakes Trail  
Birmingham, AL 35242

Send Tax Notice To: Jan D. Martin  
Brenda J. Martin  
1348 Highland Lakes Trail  
Birmingham, AL 35242

## CORRECTIVE WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County



20140825000266700 1/1 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/25/2014 03:18:36 PM FILED/CERT

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Joyce Gay Jiretz, a single woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **Jan D. Martin and Brenda J. Martin** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 251, according to the Map of Highland Lakes, 2nd Sector, an Eddleman Community, as recorded in Map Book 20, Page 150, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument Number 1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 2nd Sector, recorded as Instrument Number 1996-10928, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to easements, reservations and restrictions at record.

Property does not constitute the homestead of the grantor Joyce Gay Jiretz or her spouse.

This deed is being executed to state the homestead status of the grantor and correct a portion of the legal description that was omitted from the previous deed. Said previous deed being recorded

in Instrument #20020628000303920  
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 served 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 29<sup>th</sup> day of July, 2014.

Joyce Gay Jiretz  
Joyce Gay Jiretz

Tennessee  
State of ~~Alabama~~

Greene  
~~Shelby~~ County

} General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Joyce Gay Jiretz, a single woman** whose names **is/are** signed to the foregoing conveyance, and who **is/are** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29<sup>th</sup> day of July, 2014.



Dawn T. Allen  
Notary Public

Commission expires 12-27-2015