

20141124000369110
11/24/2014 12:08:42 PM
DEEDS 1/4

*This instrument was prepared by
and when recorded return to:*
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

Send Tax Notice To:
Randy L. Trice and Joyce A. Trice
5401 Cortez Circle
Pinson, AL 35126

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

CORRECTIVE WARRANTY DEED
[Title Not Examined – No Opinion Expressed by Preparer]

THIS CORRECTIVE WARRANTY DEED executed and delivered this 20th day of June, 2014, by **RANDY L. TRICE** and **JOYCE A. TRICE**, husband and wife (the "Grantors"), **RANDY L. TRICE** and **JOYCE A. TRICE**, husband and wife, Joint Tenants, with Rights of Survivorship (the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property");

See Exhibit "A" attached hereto and made a part hereof.

This Deed is a Corrective Warranty Deed of that certain Warranty Deed from John C. Wilson to the Grantors dated September 31, 1997 and in the Office of the Judge of Probate of Shelby County, Alabama in Document Number 19990927000402801. The Grantors hereby correct that certain Warranty Deed in order to provide that title is held as Joint Tenants with Rights of Survivorship.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

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 severed 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 we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Names and Mailing Address: Grantees' Names and Mailing Address:

Randy L. and Joyce A. Trice
5401 Cortez Circle
Pinson, AL 35126

Randy L. and Joyce A. Trice
5401 Cortez Circle
Pinson, AL 35126

Property Address: Vacant Property. See Legal Description attached as Exhibit A.

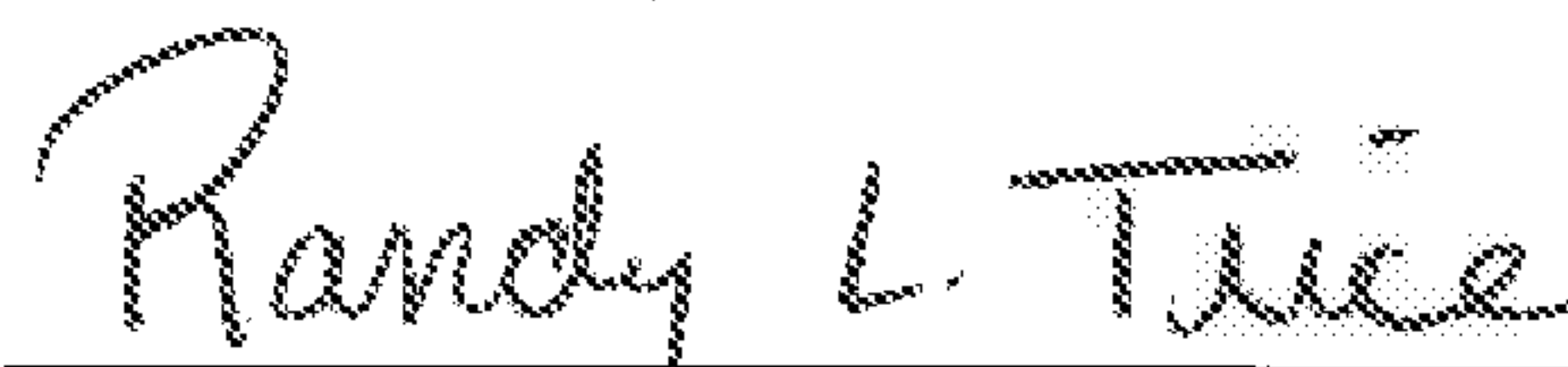
Assessed Value: \$7,200.00

The Assessed Value of the Property can be verified by the Shelby County Tax Assessor.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantors have caused this Corrective Warranty Deed to be executed as of the date first written above.

GRANTORS:



Randy L. Trice



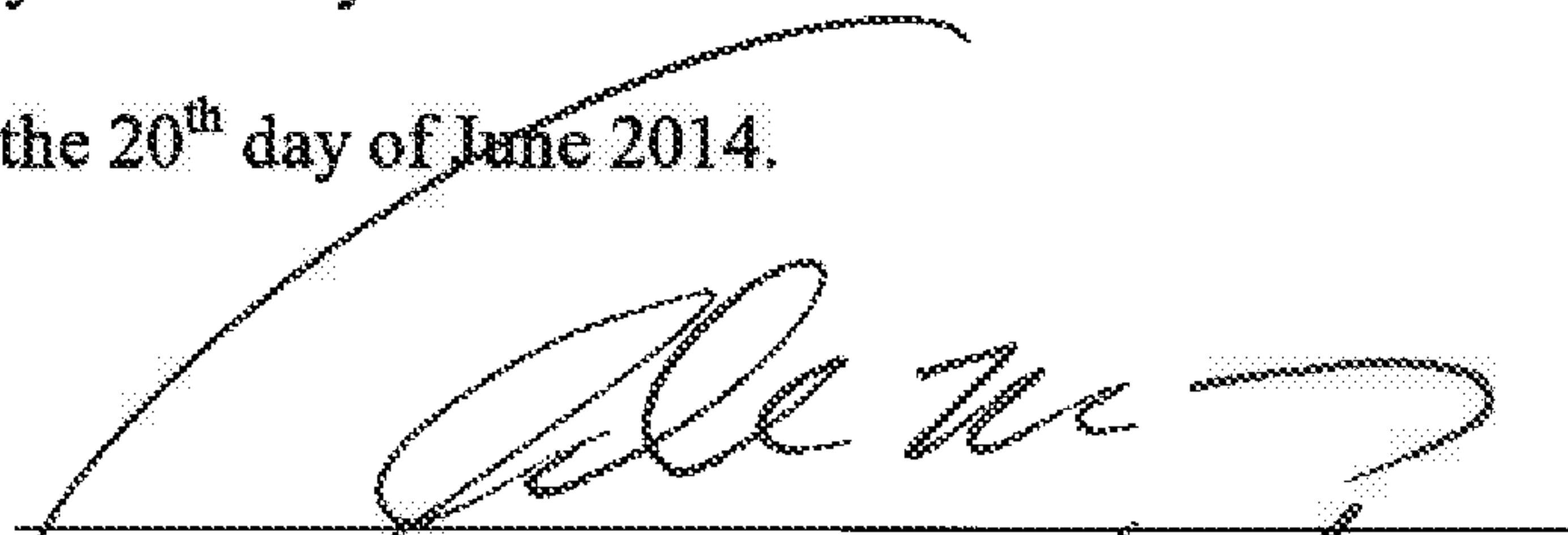
Joyce A. Trice

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randy L. Trice, and Joyce A. Trice, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 20th day of June 2014.

[NOTARY SEAL]



Notary Public
My Commission Expires: 12/24/2015

EXHIBIT "A"
[Legal Description]

Tract 3-A (23.33 acres, more or less, which includes proposed Lots 1, 2, and 3) situated in Secion 11, Township 24 North, Range 15 East as recorded in Map Book 18 at Page 112 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/24/2014 12:08:42 PM
\$30.50 CHERRY
20141124000369110

Corrective Warranty Deed
Page 4
A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the text.