

SEND TAX NOTICE TO:
John Rossman and Anna Rossman
135 Valley View Road
Cropwell, AL 35054

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Six Thousand Five Hundred dollars & no cents (\$106,500.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
Wayne E. Davis and wife, Shelia Kay Davis(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto
John Rossman and wife, Anna Rossman(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship,
the following described real estate, situated in **Shelby County, Alabama**, to-wit:

START AT THE SOUTHEAST CORNER OF THE SW 1/2 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AND RUN WEST ALONG THE SOUTH BOUNDARY OF SECTION 28 FOR A DISTANCE OF 646.8 FEET; THENCE TURN AN ANGLE OF 77 DEG. AND 33 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 1,027 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 91; THENCE TURN AN ANGLE OF 62 DEGREES AND 22 MINUTES TO THE LEFT AND RUN 1,005.7 FEET ALONG THE NORTH BOUNDARY OF SAID HIGHWAY TO THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE TURN AN ANGLE OF 91 DEGREES 37 MINUTES TO THE RIGHT AND RUN 150 FEET; THENCE TURN AN ANGLE OF 80 DEGREES 35 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 99 FEET; THENCE TURN AN ANGLE OF 98 DEGREES 22 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 163.6 FEET; THENCE TURN AN ANGLE OF 89 DEGREES AND 26 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

This Deed is being corrected to correct the legal description on Deed recorded in Instrument No. 20100430000133250.

Subject to:
Real estate taxes for the year 2010 and subsequent years, not yet due and payable.

Municipal improvements assessments, fire district dues and homeowner's association fees against subject property, if any.

Any ownership interest in any oil, gas, minerals or any rights in connection herewith, and said oil, gas and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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 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

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this 11th day of February, 2015

Wayne E. Davis (Seal)
Wayne E. Davis

Shelia Kay Davis (Seal)
Shelia Kay Davis

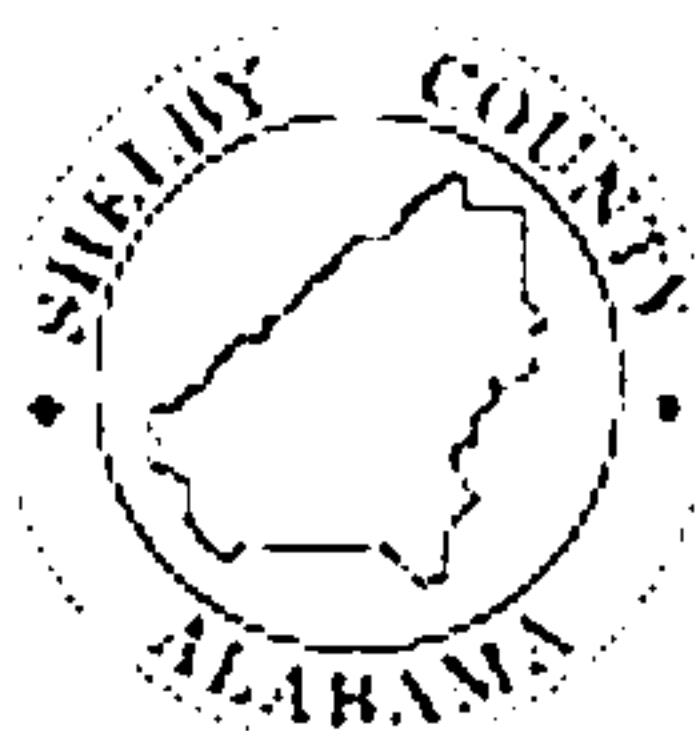
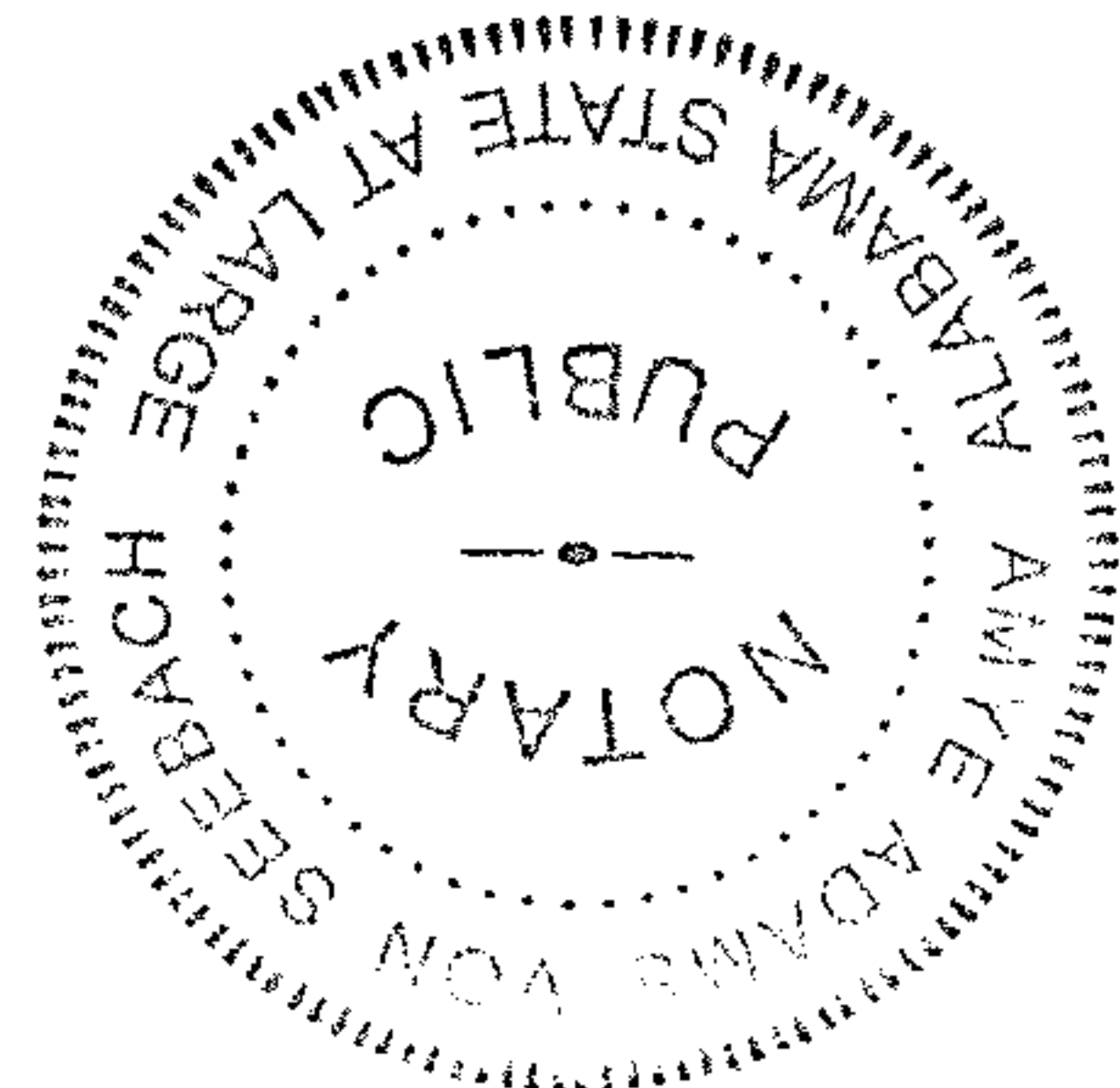
STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne E. Davis and wife, Shelia Kay Davis, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 2015.

[Signature]
Notary Public.
(Seal) MY COMMISSION EXPIRES
My Commission Expires: JUNE 17, 2017



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/24/2015 08:28:16 AM
\$18.00 CHERRY
20150224000057330

[Signature]