

CORRECTIVE DEED

20171129000427910

11/29/2017 11:05:46 AM

CORDEED 1/3

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Cynthia A. Williams
319 Poinciana Drive
Homewood, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Thirty-Three Thousand Five Hundred and 00/100 Dollars (\$333,500.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Gerald W. Bush and his wife Deborah A. Bush

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Cynthia A. Williams and David Zuhair Yacu

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

This deed is being filed to correct the legal description in that certain deed recorded on 02/23/17, Instrument No. 20170223000063460, in the Probate Office of Shelby County, Alabama, to include an additional parcel of land that should have been conveyed simultaneously at the time of the execution of the original deed. The full and correct legal description is attached as "Exhibit A".

\$283,450.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2017 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 10th day of April, 2017.

Gerald W. Bush (Seal)
Gerald W. Bush

STATE OF ALABAMA
Crenshaw COUNTY

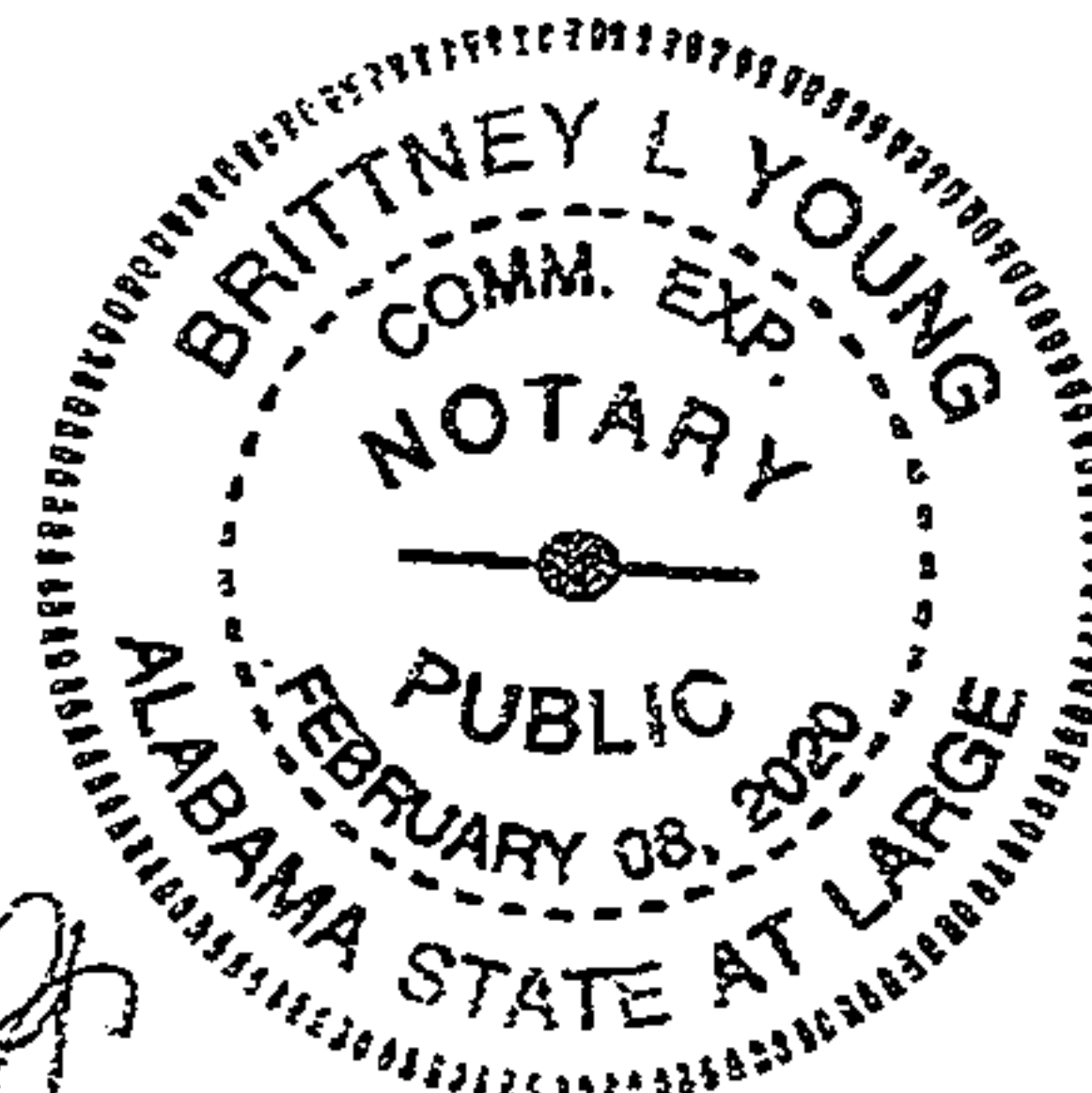
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Gerald W. Bush, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April, 2017.

Notary Public:

My Commission Expires:

Brittney L. Young
Feb 08, 2020



2017.

IN WITNESS WHEREOF, I have set my hand and seal, this 10th day of April

Deborah A. Bush (Seal)
Deborah A. Bush

STATE OF ALABAMA
Crenshaw COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Deborah A. Bush** 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of April, 2017.

Brittney L. Young
Notary Public:
My Commission Expires: Feb. 08, 2020

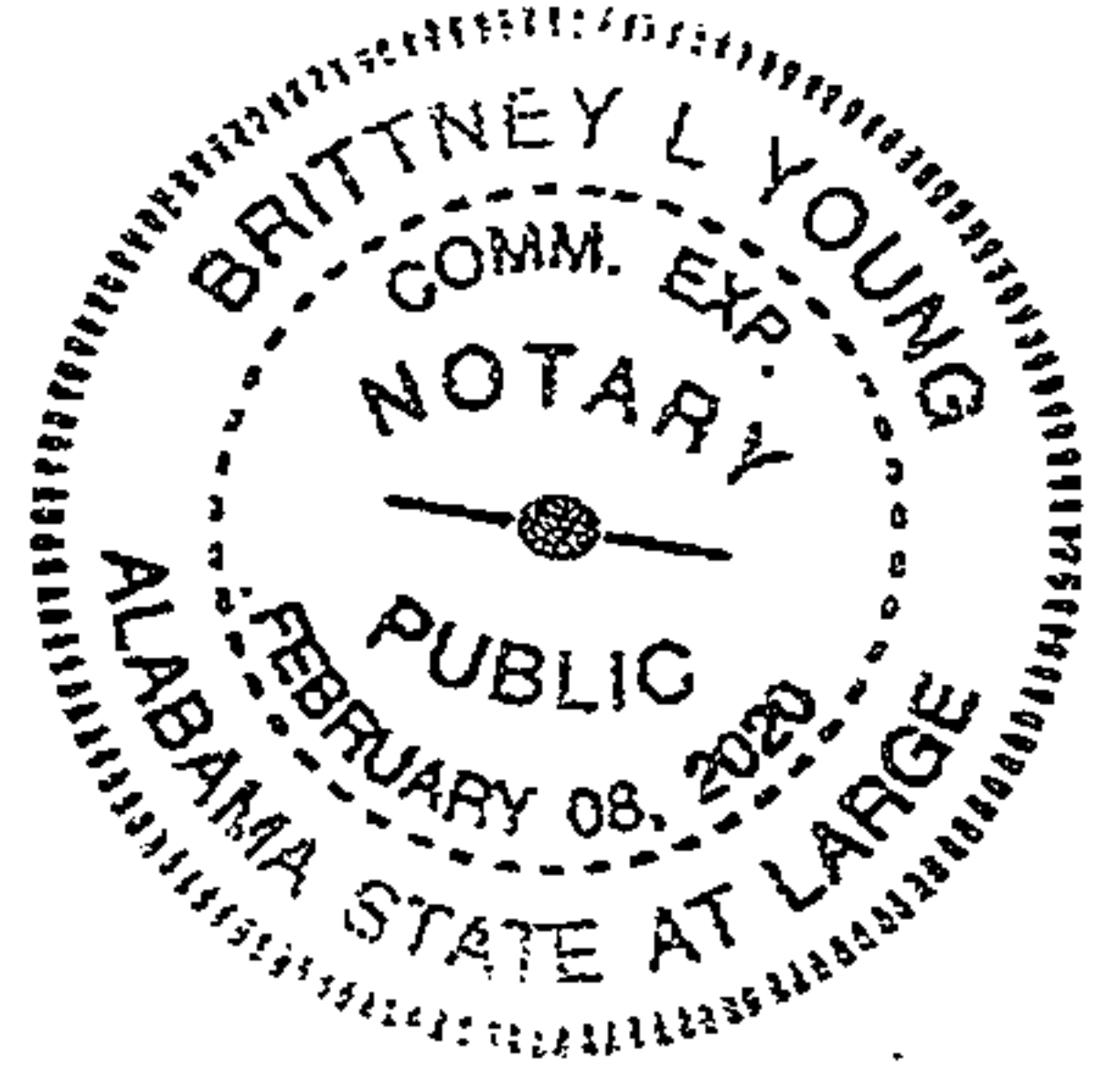


EXHIBIT "A" to that certain Corrective Deed
from Grantors George W. Bush and wife Deborah A. Bush
to Grantees, Cynthia A. Williams and David Zuhair Yacu

Lot 7, according to the Survey of Camp Branch Estates, as recorded in Map Book 9, Page 76, in
the Probate Office of Shelby County, Alabama.

AND ALSO:

Lot 20, according to the Survey of Camp Branch Estates, Second Addition, as recorded
in Map Book 11, Page 104, in the Probate Office of Shelby County, Alabama.

A part of Lot 19, Camp Branch Estates, Second Addition, as recorded in Map Book 11,
Page 104 A & B, in the Office of the Judge of Probate of Shelby County, Alabama,
described as follows: Begin at the SW corner of Lot 19; thence run East along the South
line of said lot a distance of 285.83 feet to a point on the Southwesterly right of way of
Sawmill Trace being the point of a clockwise curve having a central angle of 45°27'00"
and a radius of 222.43 feet; thence turn an interior angle to the right of 27°02'34" to
tangent and run along the arc of said curve 175.74 feet; thence turn an interior angle to
the right of 70°37'18" from tangent and run Southwest 218.58 feet to the point of
beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/29/2017 11:05:46 AM
\$22.00 JESSICA
20171129000427910

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the official text.