

5471

DEED OF CORRECTION

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, by deed dated April 30, 1974 and recorded in the Probate Office of Shelby County, Alabama, in Book 286 at Page 677, Colonial Realty Company conveyed certain real property to Samuel S. McEwen and wife, Barbara E. McEwen, and

WHEREAS, PARCEL II of the description contained in said deed erroneously describes the same property as set forth in PARCEL I of said deed and the parties intended to describe the property hereinafter set forth.

NOW, THEREFORE, for the purpose of correcting said description Colonial Realty Company, a corporation, does hereby grant, bargain, sell and convey unto Samuel S. McEwen and wife, Barbara E. McEwen, the following described real estate situated in Shelby County, Alabama, viz:

PARCEL II:

Commencing at the northwest corner of Section 6 Township 21 South, Range 2 East, thence run South 2 deg. 30 min. east (magnetic bearing) along the range line a distance of 1497.47 feet to a point on the north boundary of the S. S. McEwen property; thence north 86 deg. 17 min. west a distance of 140.34 feet to a point on the east right of way line of County Highway Project SACP 4246A; thence south 12 deg. 53 min. west along said right of way line a distance of 286.00 feet to the point of beginning of the lot herein conveyed; thence south, 5 deg. 46 min. west along said right of way line a distance of 99.51 feet to a point; thence south, 13 deg. 20 min. 30 seconds east, along said right of way line a distance of 70.20 feet to a point (being NW corner of Braxton Mooney property); thence north, 88 deg. 53 min. 30 seconds east along north boundary of Braxton Mooney property a distance of 212.09 feet to a point; thence north, 0 deg. 08 min. west along west boundary of Dewey Bolton property a distance of 171.45 feet to a point on south boundary of S. S. McEwen property; thence south, 87 deg. 50 min. west along said boundary a distance of 218.03 feet to the point of beginning, said lot or property being located in the SE 1/4 of NE 1/4 of Section 1, Township 21 South, Range 1 East.

BOOK 292 PAGE 890

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Shelby Cnty Judge of Probate, AL
06/16/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD unto the said Samuel S. McEwen and wife, Barbara E. McEwen, their heirs and assigns forever.

It is understood and agreed that any warranties contained in this instrument, express or implied, are limited to April 30, 1974, when said former deed was executed.

IN WITNESS WHEREOF, the undersigned Colonial Realty Company has caused these presents to be executed by its President, Harvey E. Ragland, this 11th day of June, 1975.

COLONIAL REALTY COMPANY

By: Harvey E. Ragland
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harvey E. Ragland, whose name as President of Colonial Realty Company, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of June, 1975.

Muriel Long
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 16 PM 1:47
Conrad McDaniel
JUDGE OF PROBATE

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Shelby Cnty Judge of Probate, AL
06/16/1975 12:00:00AM FILED/CERT