

1014
This instrument prepared by
(Name) R. B. JONES, Attorney at Law

(Address) 1200 South 17th Street, Birmingham, AL 35205

Form 1-1-27 Rev. 1-66 CORRECTIVE WARRANTY DEED
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred (\$100.00) dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charles Smith

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles Eason Smith, a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 35, Township 19 South, Range 3 West and run thence South along the West line of said quarter-quarter section a distance of 809.0 feet to the point of beginning of the parcel herein described; thence continue South along the West line of said quarter-quarter section a distance of 488.6 feet, more or less, to the Southwest corner of said quarter-quarter section; thence run East along the South line of said quarter-quarter section a distance of 1322.0 feet, more or less, to the Southeast corner of said quarter-quarter section; thence run North along the east line of said quarter-quarter section a distance of 488.8 feet, more or less to a point which is 814.5 feet South of the Northeast corner of said quarter-quarter section; thence run West, a distance of 1322.3 feet, more or less, to point of beginning, contained 14.80 acres. Mineral and mining rights excepted.

DESCRIPTION CONTINUED ON REVERSE SIDE HEREON.

***THE PURPOSE OF THIS DEED IS TO CORRECT AND REPLACE WARRANTY DEED RECORDED IN BOOK 348 PAGE 834, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA ON AUGUST 2, 1983 AT 2:04 P.M.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 28th day of December, 1983.

(Seal) Charles Smith (Seal)
CHARLES SMITH

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Smith, whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, A. D., 1983.

552 Over Hill Dr.
Pelham, AL 35124

Day V. Baker
Notary Public.

BOOK 352 PAGE 163

Commence at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 35, Township 19 South, Range 3 West, which is the point of beginning of the parcel herein described, and run thence East along the North boundry line of said quarter-quarter section, a distance of 1322.0 feet, more or less to the Northeast corner of said quarter-quarter section; thence run South along the East boundry line of said quarter-quarter section a distance of 225.0 feet; thence run West parallel with the North line of said quarter-quarter section a distance of 1322.0 feet, more or less; thence run North along the West line of said quarter-quarter section a distance of 225 feet to the Northwest corner of said quarter-quarter section and point of beginning, containing 6.82 acres. Mining and mineral rights excepted.

Commence at an iron pin at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 35, Township 19, South, Range 3 West, which is the point of beginning of a parcel herein described; thence run South, along the East line of said quarter-quarter section a distance of 225 feet; thence run West, parallel with the North boundry line of said quarter-quarter section a distance of 650 feet, more or less, to a point; thence run North, parallel with the East line of said quarter-quarter section a distance of 225 feet; thence run East along the North boundry line of said quarter-quarter section a distance of 650 feet to an iron pin and point of beginning, containing 3.35 acres. Mineral and mining rights excepted.

Commence at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 35, Township 19, South, Range 3 West; thence East 210 feet along the northern boundry of said quarter-quarter section to the point of beginning: Ten (10) feet of uniform width on either side of a center line extending North 488.7 feet more or less, to the north line of Smith property, from the point of beginning and extending South 225 feet, more or less, to the South line of Smith property, from the point of beginning. SUBJECT TO A MORTGAGE TO TOMMIE S. LEE AND FRANK M. LEE IN THE APPROXIMATE AMOUNT OF \$3,000.00.

1983 DEC 28 PM 1:37
Corrected
J. H. HARRIS

Rec 3.00
Ind 1.00
4.00

RETURN TO:

CHARLES SMITH
TO
CHARLES EASON SMITH

WARRANTY DEED

STATE OF ALABAMA,
HELBY County.

Judge of Probate
LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$