

CORRECTED DEED

SEND TAX NOTICE TO:

1898

(Name) Real Estate Specialists, Inc.
2015 Kentucky Avenue
(Address) Birmingham, Alabama 35216

This instrument was prepared by

(Name) James E. Roberts, Attorney

(Address) 2230 Third Avenue North, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four hundred, seventy-five thousand and no/100 Dollars (\$475,000.00) Consisting of \$60,000.00 cash and the execution of a purchase money mortgage in the amount of \$415,000.00 to be filed simultaneously.

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

Howard E. Mason and his wife, Lucile Mason

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

Real Estate Specialists, Inc.

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

See Attached Legal Description as Exhibit A.

Subject to;

1. Mineral and mining rights incident thereto as excepted in Volume 171, page 51, as recorded in the Probate Office of Shelby County, Alabama. (Parcel I)
2. Right of way to Alabama Power Company in Volume 220, page 57, and Volume 186, page 214, as recorded in the Probate Office of Shelby County, Alabama. (Parcel I)
3. Transmission Line Permit, as recorded in Volume 129, page 560, in the Probate Office of Shelby County, Alabama. (Parcel II)
4. Restrictions and exceptions as set forth in Volume 192, page 147, as recorded in the Probate Office of Shelby County, Alabama (Parcel II)
5. Less and except any portion of subject property within the public road right of way.
6. All other easements and restrictions of record.

This corrected deed is to replace that certain deed which was recorded in Shelby County, Map Book 105, Page 328 and Page 329.

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, We have hereunto set OUR hands(s) and seal(s), this 19th day of June, 1987.

(Seal)

(Seal)

(Seal)

Howard E. Mason

Howard E. Mason

Lucile Mason

Lucile Mason

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard E. Mason and Lucile Mason whose names are signed to the foregoing conveyance, and who are known to me, 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 19th day of June, A. D., 1987.

My Commission Expires: 5-2-89

Carolyn Diane Blue

BOOK 142 PAGE 428

PARCEL 1

Begin at the NW corner of the NE 1/4 of the NW 1/4 of Section 15, T 19 S, R 2 W, Shelby County, Alabama; thence run easterly along the north line of said quarter-quarter section 38.89 feet to a point on the west right of way of Caldwell Mill Road; thence turn an interior angle left of 86 degrees 26 minutes, 22 seconds and run southerly along said R.O.W. 502.64 feet; thence turn an interior angle left of 4 degrees 26 minutes 14 seconds and run northerly along the west boundary of said quarter-quarter line 501.72 feet to the point of beginning; all lying in the NE 1/4 of the NW 1/4 of Section 15, T 19 S, R 2 W, Shelby County, Alabama.

PARCEL 2

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 15, T 19 S, R 2 W, Shelby County, Alabama; thence run easterly along the north line of said quarter-quarter section 119.04 feet to the point of beginning, said point being on the east right of way of Caldwell Mill Road; thence continue along last said course 1217.16 feet; thence turn an interior angle left of 90 degrees 58 minutes 35 seconds and run southerly 1124.08 feet to a point on the north R.O.W. of Valleydale Road; thence turn an interior angle left of 77 degrees 05 minutes 37 seconds and run westerly along the north R.O.W. of Valleydale Road 409.03 feet; thence turn an interior angle left of 104 degrees 26 minutes 03 seconds and run northerly 466.94 feet; thence turn an interior angle left of 213 degrees 31 minutes 35 seconds and run northwesterly 48.12 feet; thence turn an interior angle left of 279 degrees 20 minutes 02 seconds and run southwesterly 380.94 feet; thence turn an interior angle left of 135 degrees 29 minutes 53 seconds and run westerly 556.88 feet to a point on a curve, said point also being on the easterly right of way of Caldwell Mill Road; thence turn an interior angle left of 91 degrees 10 minutes 29 seconds to the chord of said curve whose radius is 786.96 feet and whose length of curvature is 138.89 feet concave right and run along said chord 138.71 feet; thence turn an interior angle left from said chord of 174 degrees 24 minutes 08 seconds and continue northerly along said right of way 676.09 feet to the point of beginning; all lying in the NE 1/4 of the NW 1/4 of Section 15, T 19 S, R 2 W, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUL 27 AM 11:50

[Signature]
JUDGE OF THE CLERK

1. Deed Tax	\$ <u>Corrected</u>
2. Mtg. Tax	
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>600</u>