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This instrument was prepared by:

(Name) Martha B. Ferguson(Address) Cahaba Title, Inc.

Send Tax Notice to:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

CORRECTIVE

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jerry Lucas and John P. Kelly

(herein referred to as grantors), do grant, bargain, sell and convey unto

William Archie Phillips, Jr. and wife, Sharon Phillips

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Legal description is attached as Exhibit "A" and made a part hereof as if written herein.

This deed is executed for the purpose of correcting the defective legal description in that certain deed from the grantors to the grantees dated May 13, 1994, and recorded as Instrument No. 1994-15702.

This is not the homestead of the grantors.

Inst # 1997-00520

01/07/1997-00520  
08:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 NCB 17.00

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this November day of 19 96.

WITNESS

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

Jerry Lucas (Seal)  
Jerry Lucas  
John P. Kelly (Seal)  
John P. Kelly (Seal)

STATE OF ALABAMA

Shelby

County

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry Lucas and John P. Kelly, whose name s are 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 November day of 19 96 A.D.,

Notary Public, Alabama State At Large  
My Commission Expires Oct 5, 1998

My Commission Expires:

Sandra C. Davison  
Notary Public

Inst # 1997-00520

EXHIBIT "A"

Begin at the NW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 East, and run South along the West line thereof 1320.00 feet; thence 89 deg. 13 min. 17 sec. left and run East along the South line thereof 1349.02 feet; thence 90 deg. 48 min. 56 sec. left and run North along the East line thereof 1179.90 feet to the Southwesterly right of way of a Seaboard Cost Line Railroad; thence 29 deg. 12 min. 23 sec. left and run along said right of way 1737.7 feet; thence run West along said right of way 39.0 feet; thence run Northwesterly along said right of way 494.4 feet to the West line of the SW 1/4 of Section 27, in said Township and Range; thence run South along said West line 1672.8 feet to the point of beginning.

A 60 foot wide Ingress, Egress and Utility Easement situated in Section 28, Township 19 South, Range 1 West lying 30 feet on each side of the following described line:

Commencing at the SE corner of the SE 1/4 of the SE 1/4 of said section; thence North 00 deg. 05 min. 14 sec. East and run a distance of 46.68 feet to the southwesterly right of way of the following described easement; thence North 00 deg. 05 min. 14 sec. East and run a distance of 17.65 feet to the point of beginning of the center line of the following described easement; thence North 58 deg. 06 min. 42 sec. West and run a distance of 38.06 feet to the point of a curve to the right, said curve having the following described characteristics; a central angle of 14 deg. 18 min. 52 sec., a radius of 300.00 feet and continue along the arc of said curve a distance of 75.04 feet to the curves end, said arc being subtended by a chord which bears North 50 deg. 56 min. 47 sec. West and a chord length of 74.84 feet; thence North 43 deg. 46 min. 51 sec. West a distance of 88.19 feet to the point of a curve to right and having the following described characteristics; a central angle of 11 deg. 23 min. 25 sec., a radius of 300.00 feet and continue along the arc of said curve a distance of 59.64 feet to the curves end, said arc being subtended by a chord which bears North 38 deg. 05 min. 08 sec. West and a chord distance of 59.54 feet to the end of said curve; thence North 32 deg. 23 min. 26 sec. West a distance of 238.24 feet to the point of a curve to the left and having the following described characteristics; a central angle of 19 deg. 03 min. 09 sec., a radius of 300.00 feet and

continue along the arc of said curve a distance of 99.76 feet to the end of said curve, said arc being subtended by a chord which bears North 41 deg. 55 min. 00 sec. West and a chord distance of 99.30 feet; thence North 51 deg. 26 min. 34 sec. West a distance of 395.50 feet to the point of a curve to the right and having the following described characteristics; a central angle of 28 deg. 54 min. 10 sec., a radius of 300.00 feet and continue along the arc of said curve a distance of 151.34 feet to the end of said curve, said arc being subtended by a chord which bears North 36 deg. 59 min. 29 sec. West and a chord distance of 149.74 feet; thence North 22 deg. 32 min. 24 sec. West a distance of 103.51 feet to the point of a curve to the left and having the following described characteristics; a central angle of 24 deg. 36 min. 28 sec., radius of 375.65 feet and continue along the arc of said curve a distance of 161.34 feet to the end of said curve, said arc being subtended by a chord which bears North 34 deg. 50 min. 38 sec. West and a chord distance of 160.10 feet; thence North 47 deg. 08 min. 52 sec. West a distance of 95 feet more or less to the southeasterly right of way of Shelby County Highway No. 55, said point being the end of said easement.

All being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 East and the NW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the southeast corner of the NW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 East, and run North 00 deg. 46 min. 15 sec. West and run north along the east line of said 1/4-1/4 Section for 1,168.78 feet; thence run North 31 deg. 27 min. 00 sec. West for a distance of 244.80 feet to the point of beginning; thence South 58 deg. 33 min. 00 sec. West for a distance of 185.30 feet; thence North 29 deg. 31 min. 20 sec. West for a distance of 172.26 feet; thence North 37 deg. 22 min. 14 sec. West for a distance of 451.69 feet; thence North 10 deg. 14 min. 00 sec. West for a distance of 138.00 feet; thence North 20 deg. 12 min. 03 sec. West for a distance of 92.92 feet; thence North 58 deg. 52 min. 40 sec. West for a distance of 200.92 feet; thence North 46 deg. 41 min. 31 sec. West for a distance of 70.50 feet; thence North 25 deg. 31 min. 45 sec. East for a distance of 73.88 feet; thence North 55 deg. 35 min. 53 sec. West for a distance of 153.36 feet; thence North 58 deg. 52 min. 27 sec. West for a distance of 87.07 feet; thence North 15 deg. 01 min. 17 sec. West for a distance of 62.37 feet; thence North 66 deg. 53 min. 47 sec. East for a distance of 234.67 feet; thence North 14 deg. 43 min. 02 sec. West for a distance of 48.13 feet; thence North 55 deg. 43 min. 56 sec. West for a distance of 15.75 feet; thence North 56 deg. 24 min. 05 sec. East for a distance of 47.59 feet; thence South 33 deg. 36 min. 39 sec. East for a distance of 139.47 feet; thence South 31 deg. 27 min. 00 sec. East for a distance of 1,293.68 feet back to the point of beginning; being situated in Shelby County, Alabama.

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