

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Taylor L. Dick
8686 South Main Street
Wilsonville, AL 35186

"CORRECTIVE DEED"

WARRANTY DEED



20031120000765130 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/20/2003 14:18:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINE THOUSAND DOLLARS and NO/00 (\$109,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **George K. Hebb, a married (as to Parcel II); and Rita F. O'Reardon, a married woman (as to Parcel III)** bargain, sell and convey unto, **Taylor L. Dick** the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

\$93,500.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantors, or of their respective spouses.

This Deed is given to correct the legal description in that certain deed recorded as 20030612000369680.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 6th day of June, 2003.

George K. Hebb

Rita F. O'Reardon

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **George K. Hebb** and **Rita F. O'Reardon**, 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 6th day of June, 2003.

Notary Public

My Commission Expires: 10-16-04

LEGAL DESCRIPTION

PARCEL II:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 12, Township 21 South, Range 1 East, more particularly described as follows:
Commence along the East 1/4-1/4 line, having a reference bearing of North 0 degrees 13 minutes 37 seconds West, at the SE corner of 1/4-1/4 and run South 87 degrees 01 minute 01 seconds West for 632.82 feet; thence run North 17 degrees 57 minutes 40 seconds East for 766.36 feet; thence run North 85 degrees 07 minutes 21 seconds West for 714.25 feet to the Easterly R/W of Shelby County Highway #61; thence run North 17 degrees 41 minutes 32 seconds East along said R/W for 174.39 feet; thence run South 72 degrees 18 minutes 28 seconds for 108.43 feet to the Point of Beginning; thence run South 85 degrees 07 minutes 21 seconds East for 400.33 feet; thence run North 17 degrees 41 minutes 41 seconds East for 636.30 feet; thence run North 74 degrees 18 minutes 05 seconds West for 390.59 feet; thence run South 17 degrees 41 minutes 41 seconds West for 711.50 feet to the point of Beginning.

PARCEL III:

Commence along the East 1/4-1/4 line having a Reference Bearing North 0 degrees 13 minutes 37 seconds West at the SE corner of the SE1/4 of the NW1/4 of Section 12, Township 21 South, Range 1 East and run thence South 87 degrees 01 minute, 01 second West for 632.82 feet; thence run North 17 degrees 57 minutes 40 seconds East for 766.36 feet; thence run North 85 degrees 07 minutes 21 seconds West for 714.25 feet to the Easterly Right-of-Way of Shelby County Highway #61; thence run North 17 degrees 41 minutes 32 seconds East along said Right-of-Way for 174.39 feet; thence run South 72 degrees 18 minutes 28 seconds East for 108.34 feet; thence run North 17 degrees 41 minutes 41 seconds East for 54.79 feet to the Point of Beginning; thence continue along the last described course for 656.71 feet; thence run South 74 degrees 18 minutes 05 seconds East for 390.59 feet; thence run South 8 degrees 53 minutes 44 seconds West for 568.41 feet; thence run North 85 degrees 07 minutes 21 seconds West for 489.50 feet to the Point of Beginning.