


SLT-510147
STATE OF ALABAMA
COUNTY OF SHELBY


20101101000364260 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
11/01/2010 11:26:09 AM FILED/CERT

CORRECTION WARRANTY DEED

WHEREAS, on March 5, 1977, Walter Dowdell, joined in by his wife, Callie Dowdell, conveyed the following described real property to Walter Dowdell and Callie Dowdell by warranty deed recorded in Book 304, Page 95 of the records in the Office of the Judge of Probate of Shelby County, Alabama:

Starting at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 22, Range 2 West, Shelby County, Alabama, and from said corner travel North and along the section line 210 feet to a point of beginning; thence go West 210 feet to point; thence North 210 feet to a point; thence East 210 feet to a point on the section line; thence travel South and along the section line 210 feet to the point of beginning. All lying and being in Shelby County, Alabama; and

WHEREAS, the aforesaid deed erroneously described the starting point of the property described therein as "Starting at the Southeast corner of the *Southeast* Quarter of the Southeast Quarter of Section 4, Township 22, Range 2 West, Shelby County, Alabama..." The correct starting point of the legal description of said property was "Starting at the Southeast corner of the *Southwest* Quarter of the Southeast Quarter of Section 4, Township 22, Range 2 West, Shelby County, Alabama..." Accordingly, this correction deed is given for the purpose of correcting said legal description; however, all warranties given in connection therewith shall be deemed to have been given as of the date of the aforesaid deed which has been corrected by this deed.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Walter Dowdell, joined in by his wife, Callie Dowdell, the grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantors by Walter Dowdell and Callie Dowdell, the grantees, do hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantees as joint tenants with rights of survivorship during their respective lives and, upon the death of either of them, then to the survivor of them and to the heirs and assigns of such survivor, subject to the provisions hereinafter contained, all of that certain real property located in the County of Shelby, State of Alabama, which is described as follows:

Starting at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 22, Range 2 West, Shelby County, Alabama, and from said corner travel North and along the section line 210 feet to a point of beginning; thence go West 210 feet to point; thence North 210 feet to a point; thence East 210 feet to a point on the section line; thence travel South and along the section line 210 feet to the point of beginning. All lying and being in Shelby County, Alabama.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the office of the Judge of Probate of Shelby County, Alabama; and

It is the express intent of the grantors herein to convey ownership of all oil, gas and other mineral interests in, on and/or under said property and all rights in connection therewith which have not been previously granted to or reserved by others.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantees as joint tenants with rights of survivorship during their respective lives and, upon the death of either of them, then to the survivor of them and to the heirs and assigns of such survivor, in fee simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the office of the Judge of Probate Court of Shelby County, Alabama.

And, except as to the above and the taxes hereafter falling due, the grantor herein, Walter Dowdell, for himself and for his heirs and assigns, does hereby covenant with said grantees, their heirs and assigns that he is seized of an indefeasible estate in fee simple in and to said property, that he has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that he has the right to the possession, quiet use and enjoyment of said property and that he does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantees and the survivor of them and the heirs and assigns of such survivor against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals on this the 19th day of October, 2010.

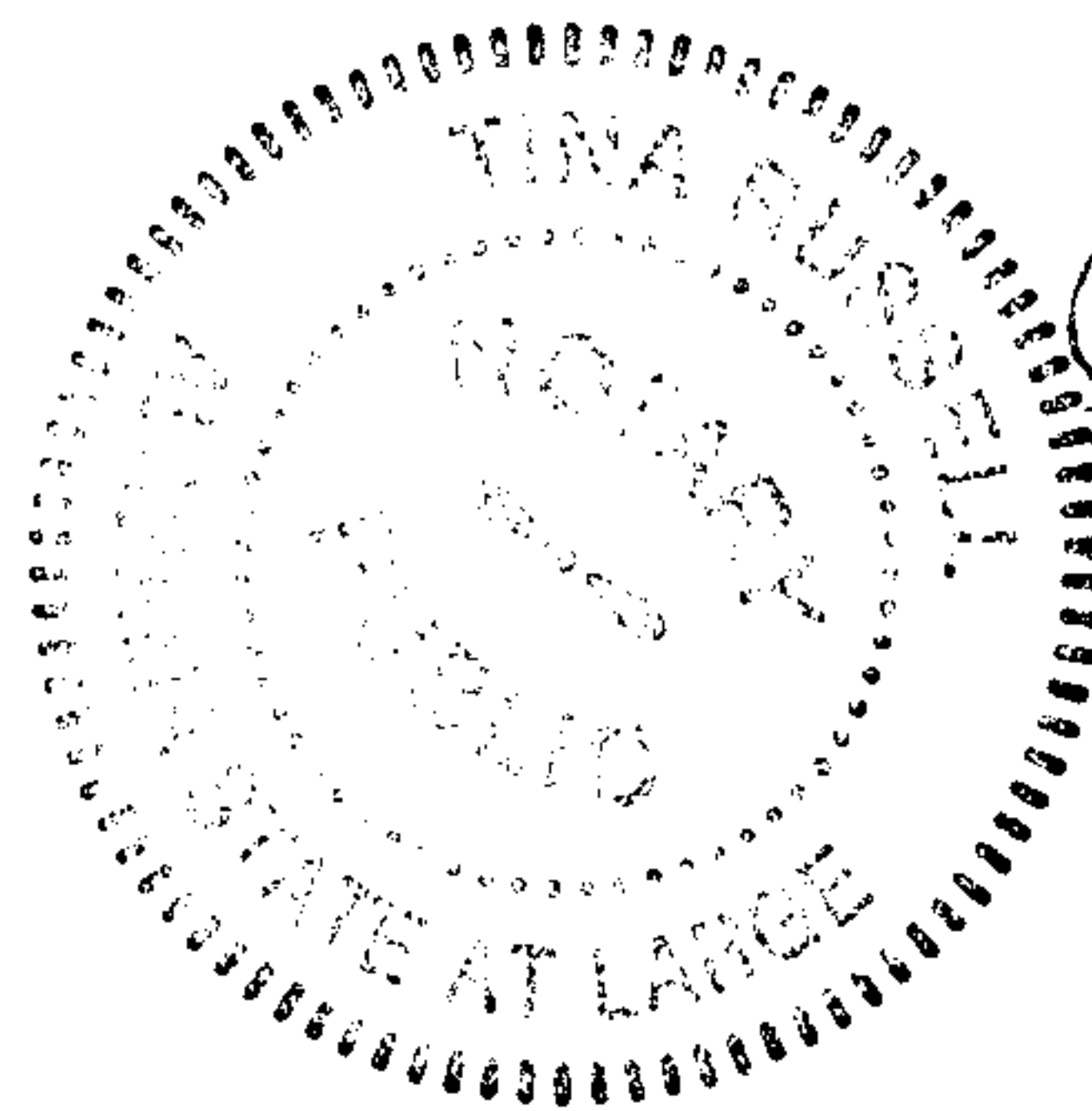
Walter Dowdell (SEAL)
Walter Dowdell

Callie Dowdell (SEAL)
Callie Dowdell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said State and County, hereby certify that Walter Dowdell and Callie Dowdell, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 19th day of October, 2010.



Tina Russell
Notary Public,
My Commission Expires on: 2/15/2013

Mailing address of grantees:

77 Gaiters Drive
Calera, AL 35040



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This instrument prepared by:

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