

Reli Settlement Solutions, LLC  
3595 Grandview Parkway, Suite 600  
Birmingham, Alabama 35243

BM1400016



20140123000022690 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/23/2014 01:02:39 PM FILED/CERT

Send tax notice to:  
James McManus

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY

**CORRECTIVE WARRANTY DEED**

**This deed is being recorded as a corrective deed to correct that certain deed recorded in Instrument Number 20131127000464020 by omitting the right of redemption language and incorrect source of title typed on said deed.**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10,000.00) in hand paid to the undersigned, **Peter McManus, a single man** (hereinafter referred to as "Grantor"), by **James McManus** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 in Section 17, Township 21 South, Range 3 West; run thence South along the East boundary of said Northeast 1/4 of Northwest 1/4 a distance of 607.76 feet to a point; thence turn right an angle of 70 degrees 29 minutes and run Southwesterly a distance of 139 feet to the Point of Beginning; thence continue on said course 148 feet to a point; thence turn right 98 degrees 40 minutes and run Northwesterly 192.21 feet to a point on the Southerly right of way line of Shelby County Highway No. 260, said right of way line lying 40 feet at right angles from the centerline; thence turn right 86 degrees 53 minutes 49 seconds to tangent of a curve to the right, said curve having a radius of 914.93 feet and a central angle of 7 degrees 33 minutes 37 seconds and run Easterly along and with said right of way line an arc distance of 120.73 feet to a point; thence turn right an angle of 76 degrees 52 minutes 34 seconds from tangent, leaving said highway right of way, and run Southeasterly 170.43 feet to the Point of Beginning, making a closing left interior angle of 90 degrees 00 minutes to the initial course.

Situated in Shelby County, Alabama.


SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

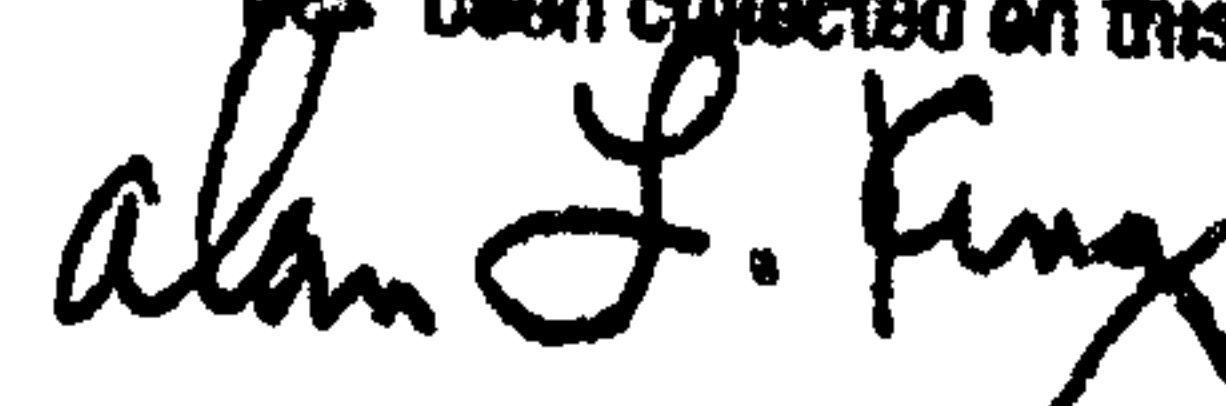
The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 13 day of January, 2013.

  
Peter McManus

STATE OF ALABAMA - JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument.

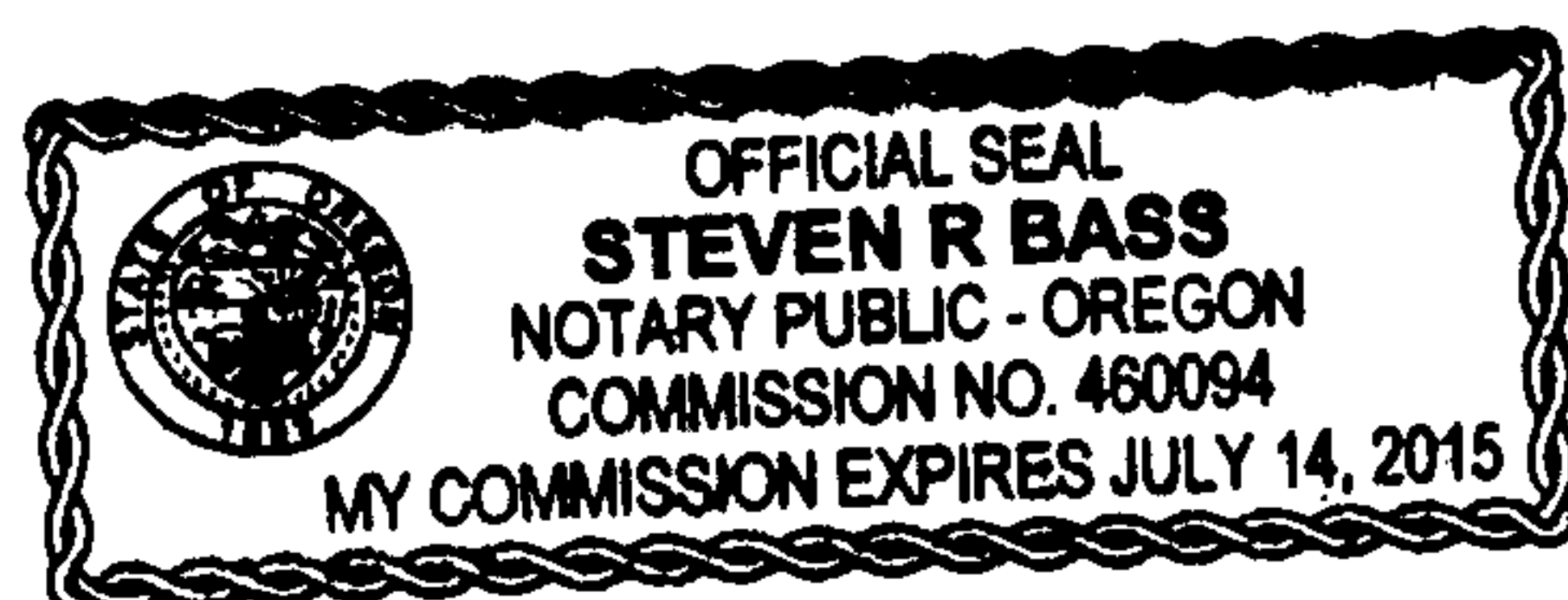
 Judge of Probate  
"NO TAX COLLECTED"


STATE OF  
COUNTY OF


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter McManus, a single man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 13<sup>th</sup> day of January, 2014.

(Notary Seal)



  
Notary Public  
Printed Name: STEVEN R. BASS  
My commission expires: July 14, 2015

  
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