

STATE OF ALABAMA §
 § **CORRECTIVE DEED**
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Fifty Five Thousand and NO/100 (\$155,000.00) and other good and valuable considerations to the undersigned **THE FRANK AND FRED FRIEDMAN FAMILY FOUNDATION, a domestic non-profit corporation, ALSO KNOWN AS FRANK AND FRED FRIEDMAN FAMILY FOUNDATION, INC.,** with the mailing address of 3417 Oak Canyon Drive, Mountain Brook, Alabama 35243, herein referred to as Grantor, in hand paid by **ANDRE RAMON HANSON AND WIFE, MELANIE NICOLE HANSON,** whose mailing address is 681 Salser Lane, Lot #2, Columbiana, Alabama 35051, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, all its right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Commence at the NE corner of the NE ¼ of the SW ¼ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 0 degrees 17 minutes 31 seconds West along the East line of said ¼ - ¼ section a distance of 120.00 feet to the point of beginning; thence North 88 degrees 19 minutes 3 seconds East a distance of 64.41 feet to the westerly right of way of Shelby County Hwy. 447 and a point on a curve to the left having a central angle of 08 degrees 06 minutes 37 seconds and a radius of 663.47 feet, said curve subtended by a chord bearing South 7 degrees 38 minutes 36 seconds West and a chord distance of 93.84 feet; thence along the arc of said curve and along said right of way a distance of 93.91 feet; thence South 3 degrees 35 minutes 17 seconds West along said right of way a distance of 217.22 feet to a point on a curve to the left having a central angle of 00 degrees 45 minutes 03 seconds and a radius of 1560.24 feet; thence along the arc of said curve and along said right of way a distance of 20.44 feet; thence South 74 degrees 48 minutes 7 seconds West and leaving said right of way a distance of 284.55 feet; thence South 60 degrees 30 minutes 28 seconds West a distance of 558.71 feet; thence North 84 degrees 40 minutes 44 seconds West a distance of 590.66 feet; thence North 0 degrees 4 minutes 59 seconds West a distance of 597.38 feet; thence North 88 degrees 52 minutes 25 seconds East a distance of 1312.99 feet to the point of beginning. Said parcel of land contains 16.82 acres, more or less.

Subject to any right of way or easements that may be found in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated April 7, 2003,

updated September 5, 2017.

Subject to a permanent and perpetual easement and right of way for ingress and egress and installation of utilities over and along the existing dirt drive which leads from Shelby County Highway No. 447 in a westerly and southerly direction which is known as Shop Road, including the right to access there from two mobile homes and/or mobile home sites located on the northern portion of parcel being this day conveyed to Jerry L. Salser, which said easement and right of way shall be 32 feet in width, the centerline of which shall be the existing centerline of said Shop Road.

Also, subject to a permanent and perpetual easement and right of way for ingress and egress and installation of utilities 32 feet in width leading from the southern boundary line of Shop Road South along Squire Drive to the point of intersection with the northern boundary of property being conveyed to the said Jerry L. Salser, the centerline of which is the centerline of Squire Drive.

This corrective deed is given to correct the legal description contained in that deed filed with the Judge of Probate of Shelby County, Alabama, in Instrument No. 20170821000302760.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Deed Reference: Instrument No. 20070524000242410.

Property Address: 681 Salser Lane, Columbiana, Alabama 35051

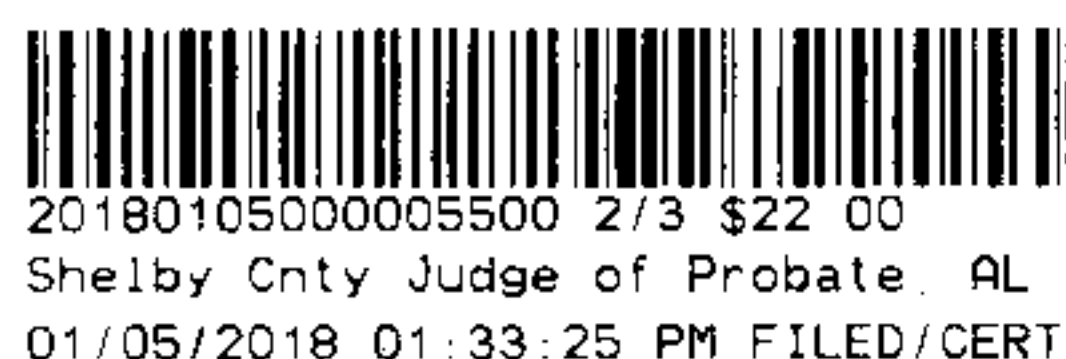
Date of Sale: August 18, 2017

Total Purchase Price: \$155,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself and for its successors and assigns, covenant with the said Grantees,

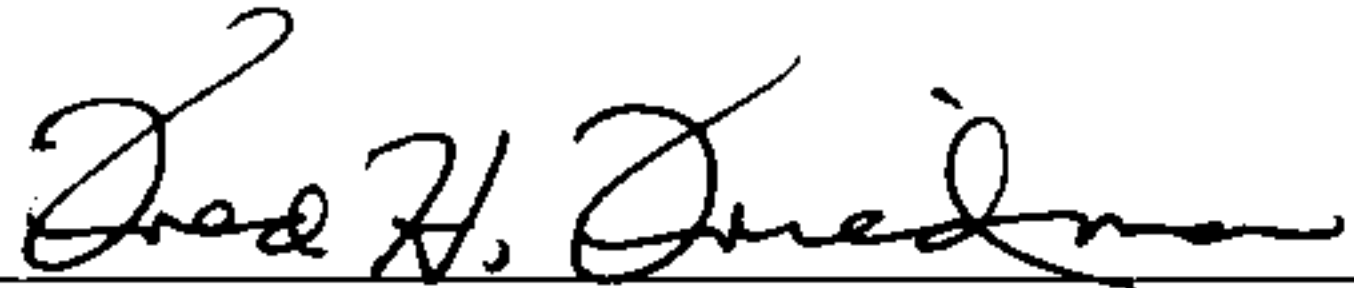


and the heirs and assigns of the Grantees, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns, shall warrant and defend the same unto the said Grantees, and the heirs and assigns of Grantees forever, against the lawful claims of all persons except those who claim under them or under any provision of this deed.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and on its behalf, and the corporate seal to be hereunto affixed, on this the 15TH day of NOVEMBER, 2017.

The Frank and Fred Friedman Family Foundation, a domestic non-profit corporation, also known as Frank and Fred Friedman Family Foundation, Inc.

BY:

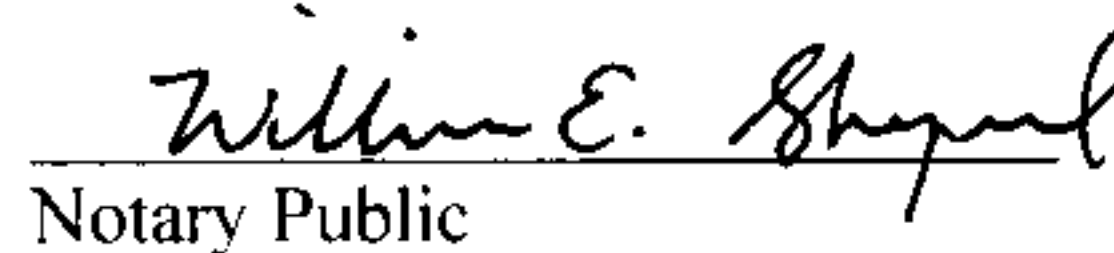


Fred H. Friedman
Its: President


ALABAMA
STATE OF ~~CALIFORNIA~~ §
§
COUNTY OF Jefferson §

I, the undersigned authority in and for said County in said State, hereby certify that Fred H. Friedman whose named as President of The Frank and Fred Friedman Family Foundation, a domestic non-profit corporation, also known as Frank and Fred Friedman Family Foundation, Inc., 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 this instrument, he executed the same, as such officer and with full authority, voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal this the 15TH day of NOVEMBER, 2017.


Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
201 North Norton Avenue
Sylacauga, Alabama 35150
File: 45.3612


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Shelby Cnty Judge of Probate, AL
01/05/2018 01:33:25 PM FILED/CERT