

1687

CORRECTIVE DEED

THIS INDENTURE, Made and entered into on this the 27 day of January, 1959, by and between

Ladean Embry and her husband, T. W. Embry,
of Shelby County, Alabama, as the parties of the first part, and
Eugene F. Baldwin and June M. Baldwin, his wife
of Shelby County, Alabama, as the parties of the second part:

W-I-T-N-E-S-S-E-T-H:

That the parties of the first part, for and in consideration of
the sum of Fifty Two Hundred Dollars,
lawful money of the United States of America, to them in hand paid by the parties of the second part, at or before
the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained,
sold, aliened, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, release, convey,
and confirm unto the said parties of the second part, their heirs or assigns forever, all of the
following described real property located in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 33, Township 18, Range 2 East; thence South a distance of 420 feet to a point; thence
West a distance of 210 feet to a point; thence North a distance of 420 feet
to a point; thence East a distance of 210 feet to a point and said point
being the point of beginning, containing 2 acres, more or less, and being
situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 33, Township 18, Range 2 East.

And we do for ourselves, heirs, executors, administrators and assigns covenant
with the said Eugene F. Baldwin and June M. Baldwin, their heirs and assigns
forever that the premises herein recited shall have WATER RIGHTS, without cost
for volume and said WATER shall be furnished, supplied and granted from a spring
situated on the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 34, Township 18, Range 2 East in adequate
supply for all domestic purposes with easements for adequate water lines and
ingress and egress for maintenance and repair of said water lines and system.
The operation, maintenance and repairs of said water lines and system all at
the expense of said Eugene F. Baldwin and June M. Baldwin, their heirs and
assigns forever.

This conveyance is made to correct that certain deed from Ladean Embry and
her husband, T. W. Embry to Eugene F. Baldwin and June M. Baldwin, executed
on the 31st day of December, 1958, and recorded on 9th day of January, 1959,
in Deed Book No. 198, page 277, in the office of the Judge of Probate of Shelby
County, Alabama, in which said deed the conveyance of water rights in that

deed were inadvertently omitted
Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining
and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right,
title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity, of
the said parties of the first part, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances,
unto the said parties of the second part, their heirs or assigns forever. And the
parties of the first part covenant and agree with the said parties of the second part that they are
seized of an indefeasible estate in fee simple in and to said property; that they have the lawful right to
sell and convey the same in fee simple; that the said property is free from all mortgages, liens, and encumbrances; that
they are entitled to the immediate possession thereof; and that they will forever warrant and
defend the title to the same and the possession thereof unto the said parties of the second part, their heirs
or assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the said parties of the first part hereunto set their hand and seal, this the
27th day of January, 1959.

WITNESSES:
Edward G. Grappin
Metic G. De Grappin

Ladean Embry (L. S.)
T. W. Embry (L. S.)
(L. S.)
(L. S.)

[Signature]