

THIS INSTRUMENT PREPARED BY:
William E. Shanks, Jr.
Balch & Bingham
P. O. Box 306
Birmingham, Alabama 35201

STATE OF ALABAMA)
COUNTY OF SHELBY)

2635-

DEED OF CORRECTION

WHEREAS, by Deed recorded in Book 016, beginning at Page 52, Probate Office of Shelby County, Alabama (the "Original Deed"), Harry B. Brock and Martha Cobb Daniel as Co-Executors of the Estate of R. Hugh Daniel, deceased ("Grantors"), conveyed certain real property situated in Shelby County, Alabama to Martha Cobb Daniel as Beneficiary under the Will of R. Hugh Daniel, deceased ("Grantee"); and

WHEREAS, the Original Deed incorrectly described a certain parcel of real property; and

WHEREAS, the Original Deed conveyed more property than was owned by Grantors; and

WHEREAS, Grantors and Grantee desire that this Deed of Correction be executed so as to correctly describe the real property conveyed.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors and Grantee hereby agree that the description of real property situated in Shelby County, Alabama and contained in the Original Deed recorded in Book 016, beginning at page 52, is incorrect and should be and is hereby deleted from the Original Deed; and

For the consideration aforesaid, Grantors hereby grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama:

E $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 19-S Range 1-W, containing 20 acres, more or less.

The parties hereto agree that the Original Deed, recorded at Book 016, beginning at Page 52, Probate Office of Shelby County, Alabama, is void, terminated and cancelled and that this Deed shall replace and correct the Original Deed recorded at Book 016, beginning at Page 52, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said Grantee, her successors and assigns forever.

045 201

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. General and special taxes for the current year and subsequent years.
2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Encroachments, variation in area or in measurements, boundary line disputes, roadways and matters not of record, including lack of access, which would be disclosed by accurate survey and inspection of the property.
4. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by public records.
6. Easements, rights-of-way, reservations, agreements, restrictions, and setback lines of record in the Probate Court of Shelby County, Alabama.
7. Any transmission line permits, pipeline permits, and conveyances made to Shelby County, Alabama or to the State of Alabama for roadway, highway and other purposes.
8. Title to all minerals within and underlying the premises not owned by the Grantors, together with all mining and mineral rights and any other rights, privileges, and immunities relating thereto.
9. Any instruments containing releases of damages pertaining to the use of or in any way affecting said property or any part thereof.

This instrument is executed without warranty or representation of any kind on the part of the undersigned fiduciaries, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by said fiduciaries, and not specifically excepted herein.

Harry B. Brock and Martha Cobb Daniel, as Co-Executors of the Estate of R. Hugh Daniel, deceased, do for themselves and for their heirs, executors and administrators, to the extent of their interests in said property, covenant with the said Grantee, her successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; that they and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

045 202

This instrument is executed by the aforesaid fiduciaries solely in their representative capacities named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on their part in their individual capacities and they expressly limit their liability hereunder to the property now or hereafter held by them in their representative capacities.

IN WITNESS WHEREOF, the undersigned Grantors and Grantee have hereunto set their hands and seals this the 4th day of October, 1985.

GRANTORS:

Harry B. Brock
Harry B. Brock, as Co-Executor
under the Will of R. Hugh Daniel,
deceased

Martha Cobb Daniel
Martha Cobb Daniel, as Co-Executor
under the Will of R. Hugh Daniel,
deceased

GRANTEE:

Martha Cobb Daniel
Martha Cobb Daniel

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harry B. Brock, as Co-Executor of the Estate of R. Hugh Daniel, deceased, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Co-Executor, executed the same voluntarily on the date the same bears date.

Given under my hand and seal this the 4th day of October, 1985.

Dorothy B. Watkins
Notary Public

My Commission expires: 1-15-88

[NOTARIAL SEAL]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Martha Cobb Daniel, individually as Grantee and as Co-Executor of the Estate of R. Hugh Daniel, deceased, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, individually as Grantee, and in her capacity as such Co-Executor, executed the same voluntarily on the date the same bears date.

Given under my hand and seal this the 26th day of September, 1985.

Dorothy B. Watkins
Notary Public

My Commission expires: 1-15-88

[NOTARIAL SEAL]

BOOK 045 PAGE 204

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT 17 AM 9:33

Corrected
Thomas A. Shoups, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ <u>10.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>11.00</u>