

This instrument was prepared by: 1903
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) James M. Oswald
(Address) Route 1, Box 805C
Leeds, Alabama 35094

C O R R E C T I V E W A R R A N T Y D E E D

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIVE HUNDRED AND NO/100THS (\$500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Timothy Wayne Overton and wife, Toni Williamson Overton
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James M. Oswald, a single individual
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

THIS DEED IS BEING FILED AS CORRECTIVE TO CORRECT THE FORM OF OWNERSHIP IN DEED RECORDED IN BOOK 226, PAGE 489, IN THE PROBATE OFFICE OF SHEBLY COUNTY, ALABAMA.

BOOK 232 PAGE 334

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of MARCH, 19 89

(Seal)

(Seal)

(Seal)

Timothy Wayne Overton (Seal)
TIMOTHY WAYNE OVERTON
Toni Williamson Overton (Seal)
TONI WILLIAMSON OVERTON

(Seal)

STATE OF ALABAMA
SHELBY County } **General Acknowledgment**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Timothy Wayne Overton and wife, Toni Williamson Overton

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of MARCH, 19 89

My 3/9/91 Commission Expires:

Deanna J. Murphy
Notary Public

A parcel of land situated in Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama, more particularly described as:

Commencing at the SE Corner of the SE 1/4 of NW 1/4 of Section 10, thence North along the East link of said SE 1/4 of NW 1/4 a distance of 410.84 feet to a Point; thence deflecting left 90 degrees 04 minutes for a distance of 776.34 feet to the Point of Beginning; thence from the Point of Beginning deflecting right 90 degrees 00 minutes for a distance of 271.75 feet to a Point; thence deflecting left 87 degrees 48 minutes for a distance of 320.9 feet to a Point; thence deflecting left 90 degrees 00 minutes for a distance of 270.85 feet to a Point thence deflecting left 83 degrees 19 minutes for a distance of 85.58 feet to a Point thence deflecting left 08 degrees 53 minutes for a distance of 235.81 feet to the Point of Beginning. According to the Survey of Ralph R. Pippin, Reg. No. 1156, dated 31st, December, 1982.

PARCEL II:

A parcel of land situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as:

Commencing at the SE Corner of the SE 1/4 of the NW 1/4 of Section 10 thence North along the East line of said SE 1/4 of NW 1/4 a distance of 410.84 feet to a Point; thence deflecting left 90 degrees 04 minutes for a distance of 1012.15 feet to a Point; thence deflecting right 08 degrees 53 minutes for a distance of 85.58 feet to the Point of Beginning. Thence from the Point of Beginning deflection right 83 degrees 19 minutes for a distance of 270.85 feet to a Point; thence deflecting left 127 degrees 24 minutes for a distance of 207.9 feet to a Point; thence deflecting right 26 degrees 58 minutes for a distance of 75.3 feet to a Point; thence deflecting to the left 12 degrees 45 minutes for a distance of 199.3 feet to a Point; thence deflecting left 150 degrees 08 minutes for a distance of 437.62 feet to the Point of Beginning.

A non-exclusive 60 ft. easement for ingress and egress shown above, the South line of said 60 ft. easement being more particularly described as follows: An easement situated in the SE 1/4 of NW 1/4 and the SW Quarter of the NW Quarter of Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama commencing at the SE corner of the SE Quarter of the NW Quarter of Section 10: Thence North along east line of SE Quarter of the NW Quarter a distance of 410.84 ft. to a point; thence deflecting left 90 deg. 04 min. a distance of 1012.15 feet to a point, thence deflecting right 08 deg. 53 min. a distance of 630.00 feet to the point of beginning. Said point of beginning centerline of Old Dunnivant Road, from point of beginning deflecting 180 deg. 00 min. a distance of 106.8 ft. to a point; thence deflecting left 29 deg. 52 min. a distance of 199.30 ft. to a point, thence deflecting right 12 deg. 45 min. a distance of 75.30 ft. to a point, thence deflecting left 26 deg. 58 min. a distance of 207.90 ft. to a point, thence deflecting right 37 deg. 24 min. a distance of 572.5 ft. to a point, said point being the ending of the south line of said 60 ft. easement.

Situated in the Probate Office of Shelby County, Alabama.

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

89 MAR 29 PM 12:31

Thomas W. ...
JUDGE OF PROBATE

1. Deed Tax *Corrected*
2. Mtg Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

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