

This instrument was prepared by

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CORRECTIVE DEED

824
Send Tax Notice to:

(Name) Michael Campbell

(Address) 216 West Cliff Drive

Birmingham, Alabama 35226

MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lorene Bearden, an unmarried woman, Phyllis Bearden Edwards, a married woman and Larry Don Bearden, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Campbell and wife, Sarah Campbell

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

THIS IS A CORRECTIVE DEED WHICH IS INTENDED TO CORRECT CERTAIN DEFECTS AND ERRORS, AS TO LEGAL DESCRIPTION AND CONVEYANCE REQUIREMENTS IN THAT CERTAIN INSTRUMENT HERETOFORE RECORDED IN REAL 183, PAGE 484, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; AS WELL AS TO ASSERT THE EXPIRATION OF THE LIFE ESTATE HERETOFORE MAINTAINED BY ARNETAR L. BEARDEN, AS RECORDED IN VOLUME 323, PAGE 754 OF THE ABOVE CITED PROBATE OFFICE. THE ABOVE DESIGNATED GRANTORS, BOTH JOINTLY, AND SEVERALLY, CONVEY ANY AND ALL INTEREST THEY MAY HAVE IN AND TO SAID REAL ESTATE TO THE HEREIN DESIGNATED GRANTEES.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31st day of July, 19 90

WITNESS

____ (Seal)
____ (Seal)
____ (Seal)

Lorene Bearden (Seal)
Lorene Bearden
Phyllis Bearden Edwards (Seal)
Phyllis Bearden Edwards
Larry Don Bearden (Seal)
Larry Don Bearden

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lorene Bearden 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July A.D., 19 90

6-25-91

Michael Kell

EXHIBIT "A"

That part of the N.W. 1/4 of Section 4, Township 22 South, Range 3 West; that is North of the Charles Bearden property (DB 323, PG 754), East of Shelby County Highway 17, and South of Woods Creek; more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 4, thence run South 3 deg. 20 min. 12 sec. East, 1560 feet more or less to the South Bank of Woods Creek and the Point of Beginning; thence continue along same course 730' more or less; thence West 260 feet; thence Northwest 166 feet; thence West 255' to the East right of way of County Road 17; thence Northwest 980 feet more or less along said right of way to the South Bank of Woods Creek; thence following the meanderings of said bank 930 feet more or less Southeasterly to the Point of Beginning.

This is a corrective deed which is intended to correct that certain legal description contained within instrument recorded at Book 240, Page 173, Shelby County, Alabama, Probate Office; and which also purports to add Phyllis Bearden Edwards and Larry Don Bearden as Grantees herein, for the purpose of conveying any and all interest in said real estate which they may have been conveyed pursuant to instrument recorded at Book 183, Page 484, in said Probate Office.

The property herein conveyed does not constitute the homestead of either of the herein designated Grantors, nor that of Grantors' respective spouses, neither is it contiguous thereto.

Lorene Bearden is the surviving widow of Calvin C. Bearden, he having deceased while a resident of Shelby County, Alabama on February 5, 1988; thus, Lorene Bearden is the surviving Grantee, pursuant to that certain instrument recorded at Book 323, Page 754 in said Probate Office. Arnetar L. Bearden, who retained a life estate in and to said herein described real estate, pursuant to the last recorded instrument mentioned above, deceased while residing in Shelby County, Alabama, on the 31st day of October, 1981.

Mineral and mining rights are not insured.

SUBJECT TO:

The rights of upstream and downstream riparian landowners with respect to Woods Creek.

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STATE OF ALABAMA)
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Phyllis Bearden Edwards 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 1990.

Lynnette Kelly
Notary Public

STATE OF ALABAMA)
COUNTY OF) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Don Bearden 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of July, 1990.

Elizabeth L. L.
Notary Public 11-10-90

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

90 AUG 10 AM 9:54

James H. L.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Doc. Tax	8
2. ...	0
3. ...	7.50
4. ...	2.00
5. ...	1.00
6. ...	1.00
Total	13.50

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