

CORRECTIVE DEED

Reducing sales price & adding  
easement to the deed recorded in  
Book 347 PG 960



JEFFERSON TITLE CORPORATION

SEND TAX NOTICE TO:

James R. and Lynette Kramer  
P.O. Box 404, Alabaster, AL  
35007

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) James R. Kramer

(Address) P.O. Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 (\$5,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
E. E. and Nellie Pickett

(herein referred to as grantors) do grant, bargain, sell and convey unto  
James R. Kramer and wife, Lynette Kramer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run easterly 129.59' to an existing iron for the point of beginning; thence right 0 deg., 28 min. 49" and run 120.00 feet; thence left 93 deg. 16' 45" and run 220.25 feet; thence left 83 deg. 05 ft. 05" and run 270.0 feet; thence left 127 deg. 59' 53" and run 287.12 feet to the point of beginning containing 1.0 acres plus or minus.

Also, commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run easterly 129.59 feet to an existing iron; thence left 123 deg. 50' 54" and run 287.13 feet to the point of beginning; thence continue along last described course 19.03 feet; thence right 127 deg. 59' 53" and run 463.35 feet to a point at the southwesterly most corner of an existing easement recorded in Book 291, page 809 being an existing iron; thence continue along south line of said easement 35.0 ft. thence right 154 deg. 25' 35" and run 35.97 feet; thence right 25 deg. 38' 21" and run 454.21 feet to the point of beginning.

To include an easement as follows, commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, range 3 West, thence run easterly and along the South line for 983.75 feet to the point of beginning, thence continue along same line for 505.0 feet, more or less, to a point on the Westerly right of way of Highway no. 119, thence turn left and run Northerly along said right of way for 15.0 feet, thence turn left and run Westerly and parallel to the South line for 495.0 feet, more or less, thence turn 75 deg. 50 minutes to the right and run Northerly for 210.33 feet, thence turn 73 deg. 34' 55" to the left and run Westerly for 518.70 feet, thence turn 89 deg. 37' 38" to the left and run Southerly for 15.58 feet, thence turn 90 deg. 00' to the left and run easterly for 514.28 feet, thence turn 73 deg. 12' 33" to the right and run southerly for 206.01 feet to the point of beginning, and being the boundaries of a parcel of land for a roadway easement.

Also, commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, range 3 West, thence run easterly and along the South line for 249.59 feet to the point of beginning; thence turn 93 deg. 16' 45" to the left and run northerly a distance of 220.25 feet, thence turn 96 deg. 54' 55" to the left and run westerly 270.00 feet, thence turn 124 deg. 21' 43" to the right and run northerly a distance of 19.03 feet, thence right 127 deg. 59' 53" and run 463.35 feet to a point at the southwesterly most corner of an existing easement recorded in Book 291/page 809 being an existing iron; thence right 83 deg. 51' and run a distance of 244.42 feet, thence right 83 deg. 51' and run a distance of 193.67 feet to the point of beginning.

1. Deed Tax 2.50  
2. Misc. Fee 1.50  
3. Recording Fee 3.00  
4. Notary Fee 7.00  
5. Tax Lien Fee 1.00  
6. Curator Fee 1.00  
Total 7.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUT hand(s) and seal(s), this 25

day of JUNE, 19 91

WITNESS:

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

91 JUL -2 PM 1:05

JUDGE OF PROBATE

(Seal)

E. E. Pickett  
E. E. Pickett

(Seal)

(Seal)

Nellie Pickett  
Nellie Pickett

(Seal)

(Seal)

(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 E. E. Pickett and wife, Nellie Pickett  
whose name s are signed to the foregoing conveyance, and who are 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 25th day of JUNE, A.D., 19 91

Janet A. Pickett