

1433

CORRECTIVE DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS

THAT IN CONSIDERATION of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, Roger L. Bass and his Wife, Rene' C. Bass, (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Thompson Realty Co., Inc., (hereinafter referred to as "GRANTEE") the following real estate, situated in Shelby County, Alabama, to-wit:

Part of Lot 146-A, A resurvey of Lots 145 and 146, Shoal Creek, as recorded in Map Volume 15, Page 23 in the office of the Judge of Probate, Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; and as amended and recorded in Real Book 370, Pages 938 through 965, October 31, 1991; (2) ad valorem taxes for the current year; (3) mineral rights owned by persons other than GRANTOR; (4) easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove, and being more particularly described as follows:

Beginning at the most southerly corner of said Lot 146-A run in a northeasterly direction along the southeast line of said Lot 146-A for a distance of 348.01 feet to an existing iron pin, being the most easterly corner of said Lot 146-A; thence turn an angle to the left of 93 degrees 53 minutes 13 seconds and run in a northwesterly direction along the northeast line of said Lot 146-A for a distance of 70.6 feet to an existing iron pin; thence turn an angle to the left of 97 degrees 42 minutes 38 seconds and run in a southwesterly direction for a distance of 350.38 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD, To the said GRANTEE, its heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except those noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons. This conveyance is made to reconvey to GRANTEE herein, property mistakenly conveyed in Real Book 340, Pages 623 and 624.

Cecil Ingram  
103 Carnoustie  
Shoal Creek, A P  
35242

BOOK 374 PAGE 475

IN WITNESS THEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporation seal to be hereunto affixed and attested by its duly authorized officers this 22<sup>nd</sup> day of NOVEMBER, 19 91.

ATTEST:

[Signature]

BY: [Signature]  
Roger L. Bass

[Signature]

BY: [Signature]  
Rene' C. Bass

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, [Signature], a Notary Public in and for said County in said State, hereby certify that Roger L. Bass and Rene' C. Bass whose names 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, and with full authority, executed the same voluntarily

GIVEN UNDER MY HAND and official seal, this 22<sup>nd</sup> day of November, 19 91

[Signature]  
Notary Public

My Commission Expires: 6/30/92

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

91 NOV 25 AM 8:42

[Signature]  
JUDGE OF PROBATE

|                  |                  |
|------------------|------------------|
| 1. Deed Tax      | \$ <u>NO TAX</u> |
| 2. Mtg. Tax      | \$               |
| 3. Recording Fee | \$ <u>5.00</u>   |
| 4. Indexing Fee  | \$ <u>3.00</u>   |
| 5. No Tax Fee    | \$ <u>1.00</u>   |
| 6. Certified Fee | \$ <u>1.00</u>   |
| Total            | \$ <u>10.00</u>  |