

This Instrument Prepared By:
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Send Tax Notice To:

Inst # 1993-07488

**CORRECTIVE
WARRANTY DEED**

03/18/1993-07488
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 10.00

STATE OF ALABAMA)
SHELBY COUNTY)

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 (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, EULA B. NIVENS, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LOUIS DOUGLAS JOSEPH an undivided two-thirds (2/3) interest and JOHN ANTHONY JOSEPH an undivided one-third (1/3) interest (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter;
(2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127, Page 563 in Probate Office;
(3) Right(s)-of-Way(s) granted to Colonial Pipe Line by instrument(s) recorded in Deed 268, Page 460 and Deed 220, Page 810 in Probate Office; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 50, Page 265 in Probate Office; (5) Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed 252, Page 599 in Probate Office.

This is a corrective deed correcting that certain deed recorded in Instrument #1992-18067 in the Office of the Judge of Probate of Shelby County, Alabama in order to add the appropriate title exceptions.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal, this the 4th day of February, 1993.

Eula B. Nivens
Eula B. Nivens

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EULA B. NIVENS, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of February, 1993.

Marietta Crutcher
Notary Public
My Commission Expires: 2/8/95

EXHIBIT A

Commence at the Northwest corner of the South 1/2 of Northeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West; thence run Easterly along the North boundary line of said South 1/2 of Northeast 1/4 of Southwest 1/4 for a distance of 899.80 feet to the point of beginning; thence continue along the same line for a distance of 451.36 feet to a point at the Northeast corner of the said South 1/2 of Northeast 1/4 of Southwest 1/4; thence turn an angle of 91 degrees 10' 00" to the right and run Southerly along the East boundary line of said South 1/2 of Northeast 1/4 of Southwest 1/4 for a distance of 660.83 feet to a point at the Southeast corner of said South 1/2 of Northeast 1/4 of Southwest 1/4; thence turn an angle of 88 degrees 57' 59" to the right and run Westerly along the South boundary line of said South 1/2 of Northeast 1/4 of Southwest 1/4 for a distance of 1257.97 feet to a point; thence turn an angle of 73 degrees 09' 00" to the right and run Northwesterly for a distance of 191.20 feet to a point on the Southeast 40 foot right-of-way line of Shelby County Highway No. 47; thence turn an angle of 50 degrees 18' 12" to the right and run Northeasterly for a distance of 132.72 feet to a point on the said 40 foot right-of-way line of Shelby County Highway 47; thence turn an angle of 6 degrees 46' 04" to the left and run Northeasterly for a distance of 89.96 feet to a point on the said 40 foot right-of-way line of Shelby County Highway 47; thence turn an angle of 93 degrees 52' 00" to the right and leaving said right-of-way line, run Southeasterly a distance of 33.29 feet to a point; thence turn an angle of 22 degrees 40' 30" to the left and run in an Easterly direction for a distance of 184.41 feet to a point; thence turn an angle of 26 degrees 57' 00" to the left and run Northwesterly a distance of 90.14 feet to a point; thence turn an angle of 6 degrees 24' 17" to the left and run Northeasterly a distance of 275.38 feet to a point; thence turn an angle of 3 degrees 53' 53" to the right and run Northeasterly a distance of 268.31 feet to a point; thence turn an angle of 91 degrees 10' 32" to the left and run Northwesterly a distance of 88.10 feet to the point of beginning. Said parcel of land is lying in the South 1/2 of the Northeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West and contains 14.65 acres.

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