

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
O'Neal C. Crumpton, a widower

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Maggie Otis Dennis

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Lot 25, Sunrise Cove Subdivision as recorded in Map Book 5, page 31, Probate Office of Shelby County, Alabama; said point being a point on the Southeast right-of-way line of Sunrise Circle; thence run Northwesterly, transverse to said R.O.W. line for 60.00 feet to a point on the Northwest right of way line of said Sunrise Circle; thence turn an angle of 90 deg. 00 min. to the right and run along said R.O.W. line, along a curve to the left, having a central angle of 7 deg. 45 min. 56 sec. and radius of 229.83 feet, for an arc distance of 31.15 feet to a point, being the point of beginning of the parcel herein described, said point also being the Northeast corner of the parcel described in Deed Book 333, page 919; thence turn an angle of 93deg. 56 min. 46 sec. to the left, from the tangent to the curve, and run 200.00 feet to an iron; thence turn an angle of 19 deg. 37 min. 55 sec. to the left and run 166.39 feet to an iron; thence turn an angle of 80 deg. 01 min. 44 sec. to the left and run 148.97 feet to an iron; thence turn an angle of 88 deg. 34 min. 05 sec. to the left and run 105.21 feet to an iron; thence turn an angle of 18 deg. 59 min. 55 sec. to the right and run 49.28 feet to an iron; thence turn an angle of 106 deg. 48 min. 35 sec. to the left and run 156.00 feet to a point; thence turn an angle of 83 deg. 59 min. 03 sec. to the right and run 200.00 feet to the point of beginning, a capped iron set. Said parcel is lying in the NE 1/4 of the NW 1/4, Section 13, Township 21 South, Range 1 East, and contains 0.70 acre; situated in Shelby County, Alabama.

GRANTEE'S ADDRESS:

151 Sunrise Circle  
Wilsonville, AL

\*This deed is executed for the purpose of correcting the description of property in Deed Book 352, page 527, from O'Neal C. Crumpton and wife, Beatrice B. Crumpton to Maggie Otis Dennis.

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

July

19 93

(SEAL)

O'Neal C. Crumpton

(SEAL)

(SEAL)

07/14/1993-20497

SEAL 33 AM CERTIFIED

(SEAL)

SHELBY COUNTY JUDGE OF PROBATE

001 MCD

9.50

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned  
in said State, hereby certify that O'Neal C. Crumpton, a widower

a Notary Public in and for said County,

Whose name(s) 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 12<sup>TH</sup> day of

July

A.D. 19 93

Notary Public