

This instrument was prepared by
(Name) Martin, Drummond, Woosley & Palmer, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice To: Matthew R. Clair
name 2220 Harris Wright
Birmingham, Alabama 35242
address

WARRANTY DEED-

CORRECTIVE DEED

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Nine Thousand Dollars and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged or we,

Tommy W. Harris and wife, Cammie Harris

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

Matthew R. Clair, a single man

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

(See Attached Exhibit "A" for Legal Description)

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

\$ 45,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This is a corrective deed to that deed filed for record in Shelby County in Instrument #1992-08367

Inst # 1994-01770

01/18/1994-01770
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD to the said grantees, 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 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 our hands(s) and seal(s), this 28th day of December 1993.

(Seal)

Tommy W. Harris (Seal)
Tommy W. Harris

(Seal)

(Seal)

(Seal)

Cammie Harris (Seal)
Cammie Harris

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy W. Harris and wife, Cammie Harris whose name 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 28th day of December A. D., 1993

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 30, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Sherrill W. Mitchell
Notary Public

Inst # 1994-01770

EXHIBIT "A"

Commence at a point set by a Final Judgment in a Civil Action
NCV 88-398 to be the Northeast corner of the Southeast 1/4 of the
Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby
County, Alabama, and run thence Southerly along the East line of said
1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of
91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence
turn an angle of 71 deg. 24 min. 21 sec. left and run 200.11 feet to a
point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run
10.0 feet to a point; thence turn an angle of 131 deg. 00 min. 00 sec.
right and run 210.0 feet to a point; thence turn an angle of 60 deg.
30 min. 46 sec. right and run a distance of 107.88 feet to the point of
beginning of the property being described; thence turn an angle of
23 deg. 12 min. 58 sec. right and run Northwesterly a distance of
210.08 feet to a point; thence turn an angle of 89 deg. 58 min. 46 sec.
right and run Northeasterly a distance of 104.96 feet to a point;
thence turn an angle of 89 deg. 58 min. 54 sec. right and run
Southeasterly a distance of 210.02 feet to a point; thence turn an
angle of 89 deg. 58 min. 56 sec. right and run Southwesterly a distance
of 105.10 feet to the point of beginning; being situated in Shelby
County, Alabama.

Also an access easement for ingress and egress that is 30.0 feet in
width and described as follows:

Commence at a point set by a Final Judgment in a Civil Action No.
CV 88-398 to be the Northeast corner of the Southeast 1/4 of the
Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby
County, Alabama, and run thence Southerly along the East line of said
1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of
91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence
turn an angle of 71 deg. 24 min. 21 sec. left and run a distance of
200.11 feet to a point; thence turn an angle of 111 deg. 54 min. 42
sec. left and run 10.0 feet to a point; thence turn an angle of 131
deg. 00 min. 00 sec. right and run 210.0 feet to a point; thence turn
an angle of 60 deg. 30 min. 46 sec. right and run 107.88 feet to a
point; thence turn an angle of 113 deg. 09 min. 34 sec. right and run
Northeasterly a distance of 105.10 feet to the point of beginning of
the East being described; thence turn an angle of 90 deg. 00 min.
right and run 30.0 feet to a point; thence turn an angle of 90 deg. 00
min. right and run 105.10 feet to a point; thence turn an angle of
6 deg. 00 min. left and run 107.0 feet to a point on the North line of
a graveled public road; thence turn an angle of 66 deg. 20 min. right
and run 32.90 feet to a point; thence turn an angle of 113 deg. 40 min.
right and run 120.51 feet to a point; thence turn an angle of 6 deg. 00
min. right and run 107.94 feet to the point of beginning.

01/18/1994-01770
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00

Inst # 1994-01770