

SEND TAX NOTICE TO:

Susan Strickland Schein
c/o Strickland Chevrolet, Inc.
P. O. Box 215
Pelham, Alabama 35124

THIS INSTRUMENT WAS PREPARED BY:

W. Lee Thuston
Sadler, Sullivan, Herring & Sharp, P.C.
2500 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

Inst # 1994-08961
03/18/1994-08961
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.50
003 NJS

CORRECTIVE
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, ANGELLA K. STRICKLAND, a widow (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto SUSAN STRICKLAND SCHEIN and LONNIE G. SCHEIN, (hereinafter referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

subject to all easements, restrictions and rights of way of record including public utilities which appear of record in the Probate Office of Shelby County, Alabama, which affect said property.

Together with all easements appurtenant to said property.

And excepting 1993 ad valorem taxes and any and all other governmental assessments which Grantees agree to assume and pay.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, and their heirs and assigns forever, against the lawful claims of all persons.

Grantor is the surviving grantee of that certain deed recorded in Book 181, page 724, Probate Office of Shelby County, Alabama.

The purpose of this Corrective Warranty Deed is to state the marital status of the grantor in that certain Warranty Deed recorded as Instrument #1993-13088 in the Office of the Shelby County Judge of Probate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of March, 1994.

WITNESS:

Sammy L Miller

Angella K Strickland
Angella K. Strickland

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGELLA K. STRICKLAND, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 1994.

Tonna Bessley
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 19, 1997

EXHIBIT "A"

A part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 3 West, of the Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of Section 24, Township 20 South, Range 3 West, H.P.M., Shelby County, Alabama and run thence Easterly along the North line of said Section a distance of 969.58 feet to an existing steel corner set on the Easterly right of way line of U.S. Highway No. 31 and the point of beginning of the property being described; thence continue along last described course a distance of 702.31 feet to an existing steel corner, thence turn a deflection angle of $106^{\circ} 26' 00''$ to the right and run Southwesterly a distance of 190.51 feet to an existing steel corner, thence turn a deflection angle of $6^{\circ} 59' 10''$ to the left and run a distance of 369.30 feet to an existing steel pin, thence turn a deflection angle of $69^{\circ} 00' 18''$ to the right and run a distance of 37.50 feet to an existing corner, thence turn a deflection angle of $69^{\circ} 00' 18''$ to the left and run Southwesterly a distance of 74.13 feet to an existing corner in or near the centerline of a chert based road serving a Pelham Water Storage Tank, thence turn a deflection angle of $69^{\circ} 00' 18''$ to the right and run west southwesterly along the approximate centerline of said chert road a distance of 408.93 feet to an existing corner set on the same said Easterly right of way line of U.S. Highway No. 31 in a curve to the left having a central angle of $4^{\circ} 49' 24''$ and a radius of 3,877.97, thence run Northwesterly along the arc of said right of way line an arc distance of 326.46 feet to the P.T. of said curve, thence continue along the tangent of said curve and along the same said right of way line of same said Highway No. 31 a tangent distance of 396.65 feet to the point of beginning.

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