

The purpose of this deed is to correct a defect in the description of parcel III below.
The property conveyed does not constitute the homestead of Grantor.

This instrument prepared by: **Inst # 1994-20918**
Peter E. Barber
Wallace, Jordan, Ratliff, Byers & Brannon **01/01/1994-20918**
SouthBridge Building - Suite 525 **01:59 PM CERTIFIED**
2000 SouthBridge Parkway **SHELBY COUNTY JUDGE OF PROBATE**
Birmingham, Alabama 35209 **002 SNA 12.00**

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **TEN** and **No/100 DOLLARS (\$10.00)** to the undersigned grantor, **PEGGY P. SCOTCH**, an unmarried woman (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the **GRANTOR** does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **THE PEGGY P. SCOTCH CHARITABLE REMAINDER UNITRUST**, (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

- I. A 10.16 acre, more or less, parcel of land located in the NE ¼ of the SW ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE Corner of said NE ¼ of the SW ¼, also being the Point of Beginning at a 3" capped pipe; thence run North 331.96 feet to a 3" capped pipe; thence run West 1332.40 feet to a 3" capped pipe; thence run South 333.66 feet to a 3" capped pipe; thence run East 1336.11 to the Point of Beginning.
- II. A 26.25 acre, more or less, parcel of land located in the SW ¼ of the SW ¼ of the SW ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE Corner of said SW ¼ of the SW ¼, being the Point of Beginning at a found axle iron; thence run West 1334.11 feet; thence 91°41'14" left 1026.93 feet; thence 92°06'20" left 278.28 feet; thence 79°00'04" left 325.00 feet; thence 79°00'04" right 682.69 feet; thence 100°59'56" right 325 feet; thence 100°59'56" left 374.19 feet; thence 87°55'14" left, more or less, 1018.93 feet more or less, to the Point of Beginning.
- III. A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, containing 8.54 acres more or less, and more particularly described as follows: Commence at the Southeast Corner of said NW ¼ of the SW ¼, said point being the Point of Beginning; thence run West a distance of 1334.11 feet; thence right 91°41'14" a distance of 265.26 feet; thence right 132°10' a distance of 279.60 feet; thence left, 84°09'49" a distance of 409.30 feet; thence right 40°29'07" a distance of 820.78 feet; thence right 91°13'57" a distance of 333.81 feet to the Point of Beginning.
- IV. A parcel of land located in the Southeast Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, containing 19.04 Acres more or less, more particularly described as follows: Commence at the Southeast Corner of the SE ¼ of the SE ¼; thence run North a distance of 312.57 feet to the Point of Beginning; thence left 87°46'23" a distance of 1283.96 feet to the Right-of-Way of Alabama

Highway No. 119; thence right 129°04'44" to the chord of a curve to the right; having a radius of 5689.58 feet and a central angle of 4°51'52"; thence run along the arc of said curve 483.05 feet; thence continue tangent a distance of 1299.90 feet along said Right-of-Way; thence right leaving said R.O.W. 88°34'59" a distance of 92.02 feet; thence right 47°50'00" a distance of 1292.19 feet to the Point of Beginning.

Subject to: All liens, rights of way, easements and other encumbrances and matters of record and unpaid taxes

TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Peggy P. Scotch, GRANTOR, has hereunto set her hand this the 27th day of ^{June}~~July~~, 1994.



PEGGY P. SCOTCH

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Peggy P. Scotch, an individual whose name is signed to the foregoing corrective deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of ^{June}~~July~~, 1994.


Notary Public

My Commission Expires: June, 98

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