

SEND TAX NOTICE TO:

(Name) Walter R. Higgins, Sr.
40 ALABAMA AIR POWER TAX
(Address) P.O. Box 26
PELHAM, AL 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

CORRECTIVE

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Ninety-Nine Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lennis Caudill, a Single man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Walter R. Higgins, Sr. and wife, Julie D. Higgins

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
REFERENCE.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights
of way, and permits of record.

THIS DEED IS BEING RE-RECORDED TO CORRECT THE NAME OF THE GRANTEES.

Inst # 1995-27332

THIS PROPERTY CONSTITUTES NO PART OF THE ESTATE OF THE GRANTOR.
09/28/1995-27332
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

08/24/1995-23343
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 310.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 21st
day of August, 19 95.

WITNESS:

(Seal) Lennis Caudill (Seal)
Lennis Caudill (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Lennis Caudill
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21st day of August, A.D., 19 95

Notary Public

Inst # 1995-23343

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of land situated in the NE 1/4 of the NW 1/4 and in the NW 1/4 of the NE 1/4 of Section 24, and a part of the SW 1/4 of the SE 1/4 of Section 13, all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Begin at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said Section 24, a distance of 1302.98 feet to the Northwest corner of said 1/4-1/4 Section; thence turn left 88 degrees 11 minutes 39 seconds and run South along the West line of said 1/4-1/4 Section a distance of 1343.39 feet to the Southwest corner of said 1/4-1/4 Section; thence turn left 92 degrees 02 minutes 57 seconds and run East along the South line of said 1/4-1/4 Section a distance of 901.46 feet to a point on the bank of the Coosa River; thence turn left 33 degrees 38 minutes 15 seconds and run Northeasterly along said river bank a distance of 1897.22 feet; thence turn left 77 degrees 16 minutes 33 seconds and run Northwesterly a distance of 604.70 feet to the Southerly right of way line of Chancellor's Ferry Road; thence turn left 53 degrees 59 minutes 21 seconds and run Northwesterly along said right of way line a distance of 343.25 feet; thence turn right 14 degrees 52 minutes 35 seconds and continue Northwesterly along the Southerly line of said right of way a distance of 320.53 feet; thence turn right 18 degrees 13 minutes 52 seconds and continue Northwesterly along the Southerly line of said right of way a distance of 418.36 feet to the intersection with the West line of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East; thence turn left 136 degrees 24 minutes 50 seconds and run South along the West line of said 1/4-1/4 Section a distance of 840.65 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Samuel J. Martin, RLS #12501, dated July 27, 1995.

Subject to a non-exclusive 30-foot wide easement for ingress, egress, and utilities over the following described property, said easement lying 30-feet South of the Northern most line of the following described property lying South of Old Chancellors Ferry Road.

A portion of land situated in the NE 1/4 of the NW 1/4 and in the NW 1/4 of the NE 1/4 of Section 24, and a part of the SW 1/4 of the SE 1/4 of Section 13, all being in Township 20 South, Range 2 East, and being more particularly described as follows:

Begin at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said Section 24, a distance of 1302.98 feet to the Northwest corner of said 1/4-1/4 Section; thence turn left 88 degrees 11 minutes 39 seconds and run South along the West line of said 1/4-1/4 Section a distance of 1343.39 feet to the Southwest corner of said 1/4-1/4 Section; thence turn left 92 degrees 02 minutes 57 seconds and run East along the South line of said 1/4-1/4 Section a distance of 901.46 feet to a point on the bank of the Coosa River; thence turn left 33 degrees 38 minutes 15 seconds and run Northeasterly along said river bank a distance of 1897.22 feet; thence turn left 77 degrees 16 minutes 33 seconds and run Northwesterly a distance of 604.70 feet to the Southerly right of way line of Chancellor's Ferry Road, to the point of beginning of said easement; thence turn left 53 degrees 59 minutes 21 seconds and run Northwesterly along said right of way line a distance of 343.25 feet to the end of said easement.

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01:22 PM CERTIFIED

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