

THIS INSTRUMENT PREPARED FOR
CORRECTIVE PURPOSES TO THE
LEGAL DESCRIPTION CONTAINED IN
THE DEED RECORDED AS INST. 1996-17202
IN THE PROBATE OFFICE OF SHELBY COUNTY, Alabama

Send Tax Notice To:
Carrie B. Steadman

CORRECTIVE WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF Alabama
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor or Grantors in hand paid by the GRANTEES HEREIN, the receipt whereof is acknowledged, we, CARRIE BREWSTER STEADMAN, A MARRIED WOMAN, AND ANNIE BREWSTER SELF, A MARRIED WOMAN (herein referred to as Grantors) do grant, bargain, sell and convey unto CARRIE BREWSTER STEADMAN AND HUBERT STEADMAN (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The NE 1/4 of the NW 1/4; the NW 1/4 of NE 1/4, less highway right of way; the SE 1/4 of NE 1/4, less 34 1/2 acres on East side sold to Atchison, being 5 1/2 acres, more or less; and the SW 1/4 of NE 1/4 as conveyed to W. B. Brewster by Alabama Lime and Stone Corporation by deed dated June 25, 1929, less any portion that may have been conveyed heretofore; all in Section 5, Township 22 South, Range 2 West, Shelby County, Alabama. LESS AND EXCEPT: the NE 1/4 of NW 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama.

ALSO: The West 40 feet of NE 1/4 lying north of County Road # 22 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; to be used for an easement for ingress and egress.

The herein conveyed property does not constitute any portion of the homestead of the grantors nor that of their respective spouse(s).

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1996-40447

12/09/1996-40447
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
008 WCB 27.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-40447

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 4 day
of December, 1996.

Carrie Brewster Steadman
CARRIE BREWSTER STEADMAN

Annie Brewster Self
ANNIE BREWSTER SELF
Brewster ABS

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CARRIE BREWSTER STEADMAN 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of December, 1996.

[Signature]
Notary Public

My Commission Expires:

4-12-99

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ANNIE BREWSTER SELF 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of December, 1996.

[Signature]
Notary Public

My Commission Expires:

4-12-99

STATE OF ALABAMA)
COUNTY OF SHELBY)

RE: See Exhibit "A" attached hereto and made a part hereof for legal description of property made the subject of this affidavit

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **ANNIE BREWSTER SELF**, who, after being duly sworn by me, deposes and says:

Affiant knows of her own knowledge and belief that title to the above-referenced property was vested in **W. B. BREWSTER** prior to 1929 as evidenced by Warranty Deed from Alabama Lime and Stone Corporation; that **W. B. BREWSTER** is deceased; that **W. B. BREWSTER**, died prior to 1949, leaving no Last Will and Testament; that there has been not been any Last Will and Testament filed for Probate and the heirs and beneficiaries taking under the Estate have no plans to file an intestacy proceeding; that there has not been an administrator appointed to administer the affairs and estate of the said **W. B. BREWSTER**, Deceased; that **W. B. BREWSTER** celebrated only one marriage to **NETTIE BREWSTER**; and further, that this was the only marriage celebrated by either party; that at the time of his death, **W. B. BREWSTER** was survived by **NETTIE BREWSTER**, his wife; **WILLIAM BREWSTER**, a son; **J. P. BREWSTER**, a son; **ANNIE B. RICH**, a daughter; and, **CARRIE B. STEADMAN**; that there were no other children or predeceased children, or children of predeceased children; that affiant is familiar with the business affairs of **W. B. STEADMAN**, deceased; that according to the best of our knowledge, information and belief, and so far as we have been able to ascertain, after making a diligent effort to find the facts, there are no creditors or persons, firms or corporations, having claims of any character whatsoever against the said **W. B. BREWSTER**, Deceased or their estates real or personal. Affiants are over the age of twenty-one years of age and of sound mind and memory. The children of **W. B. BREWSTER**, deceased, namely **WILLIAM BREWSTER**, **J. P. BREWSTER**, **ANNIE B. RICH** and **CARRIE B. STEADMAN** conveyed all of their interest to their mother **NETTIE BREWSTER** in that certain Deed recorded in Deed Book 136, Page 228, as recorded in the Probate Office of Shelby County, Alabama and that the Grantors in said deed were all the heirs at law of **W. B. BREWSTER**.

NETTIE BREWSTER died around 1962, leaving no Last Will and Testament; that there has not been any Last Will and Testament filed for Probate and the heirs and beneficiaries taking under the Estate have no plans to file an intestacy proceeding; that there has not been an administrator appointed to administer the affairs and estate of the said **NETTIE BREWSTER**, Deceased; that **NETTIE BREWSTER** celebrated only one marriage to **W. B. BREWSTER**; and further, that this was the only marriage celebrated by either party; that at the time of her death, **NETTIE BREWSTER** was survived by **WILLIAM BREWSTER**, a son; **J. P. BREWSTER**, a son; **ANNIE B. RICH**, a daughter; and, **CARRIE B. STEADMAN**; that there were no other children or predeceased children, or children of predeceased children; that affiant is familiar with the business affairs of **NETTIE BREWSTER**, deceased; that according to the best of our knowledge, information and belief, and so far as we have been able to ascertain, after making a diligent effort to find the facts, there are no creditors or persons, firms or corporations, having claims of any character whatsoever against the said **NETTIE BREWSTER**, Deceased or their estates real or personal.

The surviving children of **NETTIE BREWSTER**, being **WILLIAM BREWSTER**, **J. P. BREWSTER**, **ANNIE B. RICH** and **CARRIE B. STEADMAN**, executed a deed conveying all of their rights, title and interest in the above described property to **CARRIE STEADMAN** and **ANNIE SELF**, filed for record in Deed Book 225, Page 12, in the Probate Office of Shelby County, Alabama. The Grantors and Grantees in said deed were all of the heirs at law of **NETTIE BREWSTER** at the time of her death and the execution of said deed.

Said affiant **ANNIE BREWSTER SELF** is one of the daughters of **W. B. BREWSTER**, deceased. Affiant states that **CARRIE B. STEADMAN** is one and the same person as **CARRIE BREWSTER STEADMAN** and **CARRIE STEADMAN**. Further, affiant states that **ANNIE B. RICH** is one and the same person as **ANNIE BREWSTER SELF**, **ANNIE B. SELF** and **ANNIE SELF**.

CLAYTON I. SWEENEY, ATTORNEY AT LAW

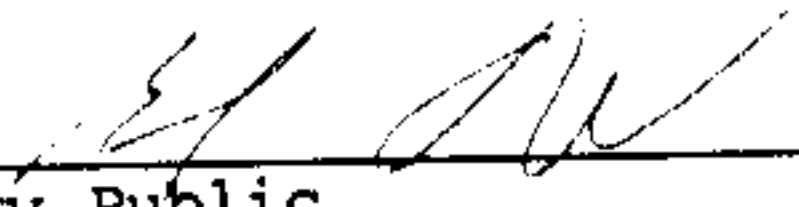
This affidavit is furnished for the purposes of clarifying that the grantors and grantees in that certain deed recorded in Deed Book 225, Page 12, in the Probate Office of Shelby County, Alabama were all the heirs at law of **NETTIE BREWSTER**, deceased, to convey title to **CARRIE BREWSTER** and **ANNIE SELF**; On May 22, 1996, **CARRIE BREWSTER STEADMAN** and **ANNIE BREWSTER SELF** executed a warranty deed conveying title to **CARRIE BREWSTER STEADMAN** and **HUBERT STEADMAN** as recorded in Instrument #1996-17202, in the Probate Office of Shelby County, Alabama. Further, this affidavit is furnished for the purpose of clearing and establishing title in the names of **CARRIE BREWSTER STEADMAN** and **HUBERT STEADMAN** to the real property described above and to satisfy the requirements of First American Title Insurance Company in that certain Commitment for Title Insurance No. 107213 issued by Cahaba Title, Inc.

In Witness Whereof, the undersigned has caused this affidavit to be executed this the 4th day of December, 1996.


ANNIE BREWSTER SELF

State of Alabama)
County of Shelby)

Sworn to and subscribed to before
me on this the 4th day of December, 1996.



Notary Public

My Commission Expires:
4-12-99

This Instrument was prepared by:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East Suite 290E
Birmingham, AL 35223

Exhibit "A"

All of the W 1/2 of the NE 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama North of Highway No. 22. Less and except the right of way of Interstate Highway No. 65 and all of the SE 1/4 of the NE 1/4 lying North of Highway No. 22. Said parcel being more particularly described as follows:

Parcel I

Beginning at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the North line of said 1/4 1/4 733.14 feet to a steel pin on the Westerly right of way line of I-65 Highway; thence turn 51 deg. 20 min. 23 sec. right and run Southeasterly along said right of way line 103.71 feet to a concrete monument; thence turn 9 deg. 59 min. 50 sec. left and continue along said right of way line 446.89 feet to a concrete monument; thence turn 2 deg. 45 min. 27 sec. right and continue along said right of way line 267.89 feet to a steel pin corner at an existing fence corner; thence turn 45 deg. 26 min. 41 sec. right and run Southerly along said fence 749.04 feet to an existing steel bar (bolt) corner; thence turn 87 deg. 35 min. 39 sec. left and run Easterly along same said fence 700.70 feet to a steel pin corner at the intersection of the North right of way line of Highway No. 22; thence turn 154 deg. 28 min. 06 sec. right and run Southwesterly along the said North line of said Highway No. 22 a chord distance of 614.69 feet to a concrete monument; thence turn 25 deg. 07 min. 49 sec. left and run along said right of way 110.06 feet to a concrete monument; thence turn 29 deg. 23 min. 59 sec. right and run Southwesterly along North right of way line of said Highway No. 22, 1,333.16 feet to a steel corner on the West line of the NE 1/4 of said Section 5; thence turn 105 deg. 33 min. 48 sec. right and run Northerly along said 1/4 line, 2,111.24 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Beginning at the NE corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Westerly along the North line of said 1/4 1/4 205.65 feet to a steel pin corner on the Northeast right of way line of I-65 Highway; thence turn 134 deg. 03 min. 57 sec. left and run Southeasterly along said I-65 right of way 89.75 feet to a concrete monument; thence turn 1 deg. 44 min. 45 sec. left and continue along said right of way 84.77 feet to a concrete monument; thence turn 00 deg. 50 min. 06 sec. left and continue along said right of way line 129.88 feet to the intersection of said right of way with the East line of said NW 1/4 of the NE 1/4 of said Section 5; thence turn 136 deg. 34 min. 47 sec. left and run Northerly along said 1/4 1/4 line 212.07 feet to the point of beginning; being situated in Shelby County, Alabama. ♡

STATE OF ALABAMA)
COUNTY OF SHELBY)

RE: See Exhibit "A" attached hereto and made a part hereof for legal description of property made the subject of this affidavit

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **CARRIE BREWSTER STEADMAN**, who, after being duly sworn by me, deposes and says:

Affiant knows of her own knowledge and belief that title to the above-referenced property was vested in **W. B. BREWSTER** prior to 1929 as evidenced by Warranty Deed from Alabama Lime and Stone Corporation; that **W. B. BREWSTER** is deceased; that **W. B. BREWSTER**, died prior to 1949, leaving no Last Will and Testament; that there has been not been any Last Will and Testament filed for Probate and the heirs and beneficiaries taking under the Estate have no plans to file an intestacy proceeding; that there has not been an administrator appointed to administer the affairs and estate of the said **W. B. BREWSTER**, Deceased; that **W. B. BREWSTER** celebrated only one marriage to **NETTIE BREWSTER**; and further, that this was the only marriage celebrated by either party; that at the time of his death, **W. B. BREWSTER** was survived by **NETTIE BREWSTER**, his wife; **WILLIAM BREWSTER**, a son; **J. P. BREWSTER**, a son; **ANNIE B. RICH**, a daughter; and, **CARRIE B. STEADMAN**; that there were no other children or predeceased children, or children of predeceased children; that affiant is familiar with the business affairs of **W. B. STEADMAN**, deceased; that according to the best of our knowledge, information and belief, and so far as we have been able to ascertain, after making a diligent effort to find the facts, there are no creditors or persons, firms or corporations, having claims of any character whatsoever against the said **W. B. BREWSTER**, Deceased or their estates real or personal. Affiants are over the age of twenty-one years of age and of sound mind and memory. The children of **W. B. BREWSTER**, deceased, namely **WILLIAM BREWSTER**, **J. P. BREWSTER**, **ANNIE B. RICH** and **CARRIE B. STEADMAN** conveyed all of their interest to their mother **NETTIE BREWSTER** in that certain Deed recorded in Deed Book 136, Page 228, as recorded in the Probate Office of Shelby County, Alabama and that the Grantors in said deed were all the heirs at law of **W. B. BREWSTER**.

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In Witness Whereof, the undersigned has caused this affidavit to be executed this the 4th day of December, 1996.

Carrie Brewster Steadman
CARRIE BREWSTER STEADMAN

State of Alabama)
County of Shelby)

Sworn to and subscribed to before
me on this the 4th day of December, 1996.

[Signature]
Notary Public

My Commission Expires:
4-12-99

This Instrument was prepared by:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East Suite 290E
Birmingham, AL 35223

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