

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Stacey M. Ducote

4009 Meadow Lawn Drive
Bhamm, Al. 35243

Inst # 1998-00871

**CORRECTIVE
GENERAL WARRANTY DEED**

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00) DOLLARS, in hand paid to the undersigned, Steve M. Ducote, and spouse, Stacey M. Ducote, (hereinafter referred to as "GRANTORS"), by Stacey M. Ducote, a married woman, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS IS A CORRECTIVE DEED GIVEN FOR THE PURPOSE OF CORRECTING THE PROPER CONVEYANCE OF THE GRANTORS TO THE GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT #1996-18726, DATED MAY 15, 1996, IN SAID PROBATE OFFICE.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

01/09/1998-00871 02:48:00 PM SHELBY COUNTY 003 MEL 13.50

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01/09/1998-00871
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 13.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 6th day of January, 1998.



Steve M. Ducote (SEAL)
GRANTOR



Stacey M. Ducote (SEAL)
GRANTOR

THE STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Steve M. Ducote and spouse Stacey M. Ducote whose names 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 6th day of January, 1998.



NOTARY PUBLIC
My commission expires: 6-23-2001

EXHIBIT "A"

Description of Conveyed Property

PARCEL 1:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 521.62 feet to the point of beginning of the herein described parcel; thence deflect 66°20'45" and run to the left in a southeasterly direction a distance of 270.63 feet to a point; thence turn an interior angle of 209°30'35" and run to the left in a northeasterly direction a distance of 302.00 feet to a point in the centerline of the Clear Prong of Yellow Leaf Creek; thence turn an interior angle of 70°58'00" and run to the right along the centerline of said creek in a southwesterly direction a distance of 60.00 feet to a point; thence turn an interior angle of 169°32'20" and run to the right along the centerline of said creek in a southwesterly direction a distance of 60.00 feet to a point; thence turn an interior angle of 182°38'30" and run to the left along the centerline of said creek in a southwesterly direction a distance of 84.02 feet to a point; thence turn an interior angle of 116°51'10" and leaving the centerline of said creek run to the right in a southwesterly direction a distance of 483.00 feet to a point on the West line of said Quarter-Quarter Section; thence turn an interior angle of 84°08'40" and run to the right in a northerly direction along the West line of said Quarter-Quarter Section a distance of 318.87 feet to the point of beginning of the herein described parcel.

PARCEL 2:

A 20 foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95°51'20" and run to the left in an easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence deflect 96°23'22" and run to the right in a southerly direction along the centerline of said easement a distance of 85.08 feet to a point; thence deflect 0°15'07" and run to the left in a southerly direction along the centerline of said easement a distance of 322.52 feet to the North right-of-way line of U.S. Highway 280 and the end of herein described easement, said point lying 30.14 feet easterly from the point of intersection of the North right-of-way line of U.S. Highway 280 and the West line of the Southwest Quarter of the Northwest Quarter of said Section 24; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein and are to be extended or shortened as necessary to intersect with the South property line for which this easement is granted and to intersect with the right-of-way line of U.S. Highway 280.

PARCEL 3:

A 20 foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama; and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95°51'20" and run to the left in an easterly direction a distance of 32.73 feet to a point on the centerline of herein described easement, said point being the point of beginning; thence deflect 83°36'38" and run to the left in a northerly direction a distance of 57.74 feet to the point of beginning of a curve to the right having a central angle of 58°00' and a radius of 60.00 feet; thence run along the arc of said curve in a northerly to northeasterly direction a distance of 60.74 feet to a point; thence run tangent to said curve in a northeasterly direction a distance of 201.11 feet to the end of herein described easement. The sides of the herein described easement are 10 feet from and parallel to the centerline as described herein.

PARCEL 4:

A non-exclusive 20 foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to a point; thence deflect 95 deg. 51' 20" and run to the left in a northeasterly direction a distance of 13.07 feet to the point of beginning of the herein described easement; thence deflect 95 deg. 51' 20" and run to the right in a southerly direction parallel to the west line of said Quarter-Quarter Section a distance of 370.00 feet to a point; thence deflect 13 deg. 38' 12" and run to the left in a southeasterly direction a distance of 82.95 feet to the end of herein described easement; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein.

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