

This Instrument Prepared By:  
Mary Douglas Hawkins  
✓ **CORRETTI, NEWSOM & HAWKINS**  
1804 Seventh Avenue North  
Birmingham, Alabama 35203

Send Tax Notice To:  
Moiz Fouladbakhsh  
2468 Savoy Street  
Birmingham, Alabama 35226

09/18/1998-36614  
03:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 14.50

STATE OF ALABAMA     )  
                                  :  
SHELBY COUNTY         )

**CORRECTIVE WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Two Hundred Thirty-Five Thousand and No/100 Dollars (\$235,000.00) in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Fred G. Nunnelley**, an unmarried man (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **Moiz Fouladbakhsh** (hereinafter referred to as Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described in two tracts as follows:

**TRACT "A"**

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West; thence North along the west line of said 1/4-1/4 section a distance of 581.81 feet to a point on the Southeasterly right of way line of Valley Dale Road; thence 57 degrees 30 minutes to the right and along the southeasterly right of way line of Valley Dale Road a distance of 393.94 feet to the point of beginning; thence continue along last described course a distance of 196.97 feet to a point; thence 122 degrees 28 minutes 30 seconds to the right and southerly a distance of 260.77 feet to a point; thence 57 degrees 31 minutes 04 seconds to the right and southwesterly a distance of 197.01 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right and northerly a distance of 260.80 feet to a point on the southeasterly right of way line of Valley Dale Road and the point of beginning.

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**TRACT "B"**

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West, and run in a Northerly direction along the west line of said 1/4-1/4 section a distance of 320.96 feet to a point; thence 57 degrees 30 minutes to the right in a northeasterly direction a distance of 394.03 feet to the point of beginning; thence continuing along the last described course a distance of 197.01 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right in a southerly direction a distance of 220.00 feet to a point; thence 57 degrees 31 minutes 04 seconds to the right in a southwesterly direction a distance of 197.01 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right in a northerly direction a distance of 220.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year, 1998.
2. Mineral and mining rights recorded in Deed Book 5, Page 706 and Real Volume 35, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Line permit to Alabama Power Company recorded in Deed Book 101, Page 523, in said Probate Office.
4. Right of way granted to Alabama Power Company recorded in Deed Book 139, Page 157 and Deed Book 167, Page 104, in said Probate Office.
5. Restrictions contained in that deed recorded in Deed Book 317, Page 768, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives and assigns forever.

And the Grantor does for himself and for his heirs, personal representatives and assigns covenant with the said Grantee, his heirs, personal representatives and assigns, that he is lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, personal representatives and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

THIS IS A CORRECTIVE WARRANTY DEED GIVEN FOR THE PURPOSE OF CORRECTING THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NO. 1997-24676, SHELBY COUNTY PROBATE OFFICE.

18<sup>th</sup> IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this the day of September, 1998.

  
FRED G. NUNNELLEY (SEAL)

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a notary public in and for said county and state, hereby certify that Fred G. Nunnelley, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of such instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 18 day of September, 1998.

William Patrick Harkin  
Notary Public  
My commission expires: 6-9-2000

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