

## **CORRECTION TO DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**THIS CORRECTION TO DEED** is made and executed by **JOHN C. WILSON**, a married man (hereinafter referred to as "Grantor"), in favor of and for the benefit of **WILLIAM WELDON CUNNINGHAM, III** (hereinafter referred to as "Grantee") on this the 14<sup>th</sup> day of March, 2000.

### **RECITALS:**

A. By deed recorded in Instrument #1994-22956 in the Probate Court for Shelby County, Alabama (the "Previous Deed"), Grantor conveyed to Grantee the south half of the southwest quarter of Section 3, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama. A true and correct copy of the Previous Deed is attached hereto as Exhibit A.

B. In the Previous Deed, Grantor also conveyed to Grantee a 60 foot easement over the property more particularly described in Exhibit A to the Previous Deed (the "Easement Property"). Grantor intended to also grant to Grantee the right to install and maintain utilities upon the Easement Property. Grantor desires to execute and record this instrument to correct the Previous Deed.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, Grantor hereby corrects the Previous Deed by amending the clause preceding the legal description of the 60 foot easement to read as follows:

"A 60 foot easement for ingress and egress and the installation, use, and maintenance of utilities over, across, through and under the property more particularly described as follows:"

**IN WITNESS WHEREOF**, the said Grantor has executed this instrument as of the date first written above.

  
**John C. Wilson**

**NOTES:**

1. This property does not constitute the homestead of the Grantor or his spouse.
2. No title search was conducted by the preparer of this instrument.

**03/17/2000-08533**  
**10:03 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**004 KMS 17.00**

**Inst # 2000-08533**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John W. Wilson** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand this 14<sup>th</sup> day of March, 2000.

Catherine M. Mills

Notary Public

My commission expires: 11/2/02

NOTARIAL SEAL

RE-4689

# EXHIBIT A

This instrument prepared by:  
W. Todd Carlsen, Attorney  
Stots & Partners P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
William Weldon Cunningham, III  
1914 Mayfair Drive  
Birmingham, AL 35209

## WARRANTY DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty Thousand and 00/100'S ... (\$250000.00) Dollars to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, John C. Wilson, married (herein referred to as grantor) do grant, bargain, sell and convey unto William Weldon Cunningham, III (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

See attached "Exhibit A" for legal description.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Easements granted to Colonial Pipeline Company recorded in Deed Book 269, Page 160, Deed Book 268, Page 950, Deed Book 222, Page 869, Deed Book 222, Page 867 and Deed Book 221, Page 841.

This property is not the homestead of the grantor, nor his/her spouse.

\$175,000.00 of the purchase price recited above is represented by the execution of a promissory note on a purchase money mortgage delivered simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 1994.

  
John C. Wilson (Seal)

## STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Wilson, married 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/she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 19th day of July, 1994.

  
Notary Public  
Affix Seal

Inst. # 1994-22356

07/21/1994-22356  
11:26 AM CERTIFIED  
SHIRLEY CRAWLEY JUDGE OF COURTY  
JUL 21 1994

Page Two of Warranty Deed from John C. Wilson to William Weldon Cunningham, III dated July 19, 1994.

## EXHIBIT "A"

The south one-half of the southwest one-quarter of Section 3, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

A 60 Foot Easement for ingress and egress more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 4, Township 20 South, Range 1 West; run thence in a Southerly direction along the East Line of said Section 4 for a distance of 645.96 feet to the point of beginning of a 60 foot wide easement; said easement running from the Easterly line of Section 4, in a Southwesterly, Westerly and Northwesterly direction, said Center line being more particularly described as follows: from the point of beginning thus obtained thence turn an angle to the right of 66 degrees, 52 minutes, 18 seconds and run in a Southwesterly direction for a distance of 142.67 feet to the point of beginning of a curve to the right, said curve having a central angle of 85 degrees, 49 minutes, 36 seconds and a radius of 132.89 feet; thence run along the arc of said curve in a Southwesterly, Westerly, and Northwesterly direction for a distance of 199.07 feet to the end of said curve and the point of beginning of a curve to the right, said curve having a central angle of 15 degrees, 55 minutes, 24 seconds, and a radius of 715.01 feet; thence run along the arc of said curve to the right in a Northwesterly direction for a distance of 198.71 feet to the end of said description, said point being situated at the termination of an existing paved road.

Inst # 1994-22956

07/21/1994-22956  
11:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HED 86.00

Inst # 2000-08533

03/17/2000-08533  
10:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 HNS 17.00