

This instrument prepared by:
John Hollis Jackson, Jr.
Attorney at Law
P. O. Box 1818
Clanton, AL 35046

Inst # 2000-12459

04/14/2000-12459
11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.5
103 196

CORRECTION WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Robert C. Spain and wife, Mary Spain** (herein referred to as grantors), do grant, bargain, sell and convey unto **Jerry Pledger and wife, Sharon Pledger** (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:

Parcel 1: Commence at the NW corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 987.36 feet to a point; thence run South a distance of 1,021.26 feet to a point on the water line of Lay Lake and the point of beginning of the property being described; thence run South 0 degrees, 35 minutes, 12 seconds West along the said water line of said Lay Lake a distance of 127.47 feet to a point; thence run South 45 degrees, 30 minutes, 04 seconds West a distance of 572.71 feet to a point on the North line of a public road; thence run South 84 degrees, 32 minutes, 05 seconds West along the chord of a curve to the left having a central angle of 34 degrees, 17 minutes, 45 seconds and a radius of 165.31 feet, a chord distance of 97.48 feet to a point; thence run South 67 degrees, 23 minutes, 13 seconds West a distance of 27.72 feet to the P.C. of a curve to the right having a central angle of 19 degrees, 51 minutes, 25 seconds and a radius of 100.54 feet; thence run along the chord of said curve South 7 degrees, 19 minutes, 03 seconds West a chord distance of 34.67 feet to a point; thence run North 45 degrees, 30 minutes, 04 seconds East a distance of 793.87 feet to the point of beginning; being situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama.

Parcel 2: Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 960.46' to a point, thence South a distance of 921.51' to the point of beginning, and being on the South bank of Shack Branch Cove on Lay Lake; thence South 15 degrees 05 minutes 28 seconds East along said South bank a distance of 103.31' to a point; thence South 45 degrees 30 minutes 04 seconds West a distance of 793.88' to a point on the North right-of-way line of a 60' wide County Dirt Road; thence following said North right-of-way line along a curve to the right having a Central angle of 49 degrees 18 minutes 56 seconds a radius of 100.54' an arc distance of 86.54' and a chord bearing North 68 degrees 06 minutes 11 seconds West, 83.88' to the P.C.; thence North 43 degrees 26 minutes 46 seconds West along said North right-of-way line a distance of 13.13' to a point; thence North 45 degrees 30 minutes 04 seconds East a distance of 877.95' to the point of beginning, containing 1.74 acres.

Parcel 3: Commence at the Northwest corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence East along the North line of said Section 35 a distance of 800.95' to a point; thence run South a distance of 940.08' to the point of beginning of the property being described; thence run South 75 degrees 44 minutes 02 seconds East along the shore line of Lay Lake a distance of 64.07' to a point; thence run North 48 degrees 34 minutes 18 seconds East along said shore line a distance of 26.75' to a point; thence run North 12 degrees 07 minutes 48 seconds East along same said shore line a distance of 59.50' to a point; thence run North 60 degrees 03 minutes 57 seconds East a distance of 16.02' to a point; thence run South 55 degrees 59 minutes 49 seconds East along same said shore line a distance of 38.32' to a point; thence run South 34 degrees 22 minutes 03 seconds East along same said shore line a distance of 34.02' to a point; thence run South 45 degrees 30 minutes 04 seconds West a distance of 877.95' to a point on the East line of County Road; thence run North 43 degrees 26 minutes 48 seconds West along said road right of way a distance of 67.48' to a point; thence run North 27 degrees 48 minutes 47 seconds West along same said right of way a distance of 32.45' to a point; thence run North 45 degrees 30 minutes 04 seconds East a distance of 740.61' to the point of beginning, containing 1.87 acres.

This instrument is given for the purpose of correcting an error contained in the legal description of that certain warranty deed from the grantors herein to the grantees herein as the same was dated January 26, 1998, and recorded as Inst. #1998-03146 in the Office of the Judge of Probate of Shelby County, Alabama.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the

11 day of April, 2000.

Robert C. Spain
Robert C. Spain

Mary Spain
Mary Spain

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert C. Spain and Mary Spain, 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 the 11 day of April, 2000.

Delda Waters
Notary Public

My Commission Expires Mar. 18, 2002

Address of Grantees:
P. O. Box 576
Jemison, AL 35085

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SEAL COUNTY JUDGE IF PRIVATE
11.20