

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, Alabama 35051

Send Tax Notice to:
Choyce Stephen Freeman
Christina W. Freeman
34 Hwy 32
Columbiana, AL 35051

WARRANTY DEED, JOINT TITLE WITH RIGHT OF SURVIVORSHIP
CORRECTIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, Mike Lamar and wife, Juanita Lamar, and Charles O. Tidmore and wife, Joyce Tidmore (herein referred to as **GRANTORS**), do grant, bargain, sell and convey unto Choyce Stephen Freeman and wife, Christina W. Freeman, (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:

Begin at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 11, Township 20 South, Range 1 West, and run North 0 deg. 31 min. 03 sec. West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 558.86 feet to a point on the Southeasterly right of way of Shelby County Highway #32, thence run South 51 deg. 43. Min. 45 sec. West along said right of way 341.32 feet to the point of a curve to the left, said curve having a central angle of 33 deg. 50 min. 34 sec. and a radius of 1135.88 feet, said curve being subtended by a chord which bears South 34 deg. 48 min. 26 sec. West for 661.22 feet; thence run Southwesterly along said right of way and along the arc of said curve, 670.93 feet to the end of said curve; thence run South 17 deg. 53 min. 09 sec. West 255.02 feet to a point on a conditional line; thence run North 88 deg. 19 min. 56 sec. East along said conditional line, 677.80 feet to a point on a conditional line; thence run North 6 deg. 59 min. 02 sec. East along said conditional line, 421.58 feet to the point of beginning, said property being located in Shelby County, Alabama.

LESS AND EXCEPT a parcel described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Southeast Quarter, Section 11, Township 20 South, Range 1 West, and run South 6 deg. 59 min. 20 seconds West 421.58 feet; thence South 88 deg. 19 min. 56 sec. West and run 677.8 feet to the East right of way of County Road 32; thence North 17 deg. 53 min. 09 sec. East and run along said right of way 105.0 feet to the point of beginning; thence continue along last described course 100.0 feet; thence South 72 deg. 06 min. 51 sec. East and run 100.0 feet; thence South 17 deg. 53 min. 09 sec. West and run 100.0 feet, thence North 72 deg. 06 min. 51 sec. West and run 100.0 feet to the point of beginning.

ALSO LESS AND EXCEPT the following described parcel:

Commence at the SE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 20 South, Range 1 West; thence North 0 deg. 31 min. 03 sec. West along the Easterly boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 191.23 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 367.70 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 32 (80 foot right of way); thence South 51 deg. 31 min. 53 sec. West along said right of way line a distance of 332.19 feet; thence South 58 deg. 33 min. 39 sec. East a distance of 308.73 feet to the Point of Beginning.

Subject to mineral and mining rights, easements, reservations contained in that certain deed dated December 19, 1906, from Saginaw Lime and Lumber Company, recorded in Volume 331, Page 65, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, protective covenants and rights of way of record and subject to current taxes, a lien but not yet payable.

Subject to mineral and mining rights, if any, previously conveyed. It is the intention of this conveyance to convey said rights if they exist.

THIS DEED IS SUBJECT TO A LIFE ESTATE, WHICH IS HEREBY GRANTED TO MIKE LAMAR AND WIFE, JUANITA LAMAR, SEPARATELY AND SEVERALLY, DURING THEIR RESPECTIVE LIFE TIMES.

TO HAVE AND TO HOLD to said Grantees 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.

And the undersigned, separately and severally, for the heirs, executors, and administrators of the undersigned, separately and severally covenant with the said Grantees, their heirs and assigns, that the undersigned are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the undersigned have a good right to sell and convey the

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same as aforesaid; that the undersigned 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.

This deed is being recorded to correct legal description in deed recorded in Instrument 1997-0757 in the Office of the Judge of Probate of Shelby County, Alabama

IN WITNESS WHEREOF, the undersigned hereunto set their hands and seals, this the ____ day of September 2000.

Mike Lamar
Mike Lamar

Juanita Lamar
Juanita Lamar

Charles O. Tidmore
Charles O. Tidmore

Joyce Tidmore
Joyce Tidmore

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike Lamar, Juanita Lamar, Charles O. Tidmore and Joyce Tidmore, 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 5 day of September 2000.

Martha A. Wilkin
Notary Public

My Commission Expires: 10/6/2000

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