

STATE OF ALABAMA)  
SHELBY COUNTY)

**CORRECTIVE DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$72500.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **DAVID P. ROGERS, JR., CHAPTER 13 TRUSTEE FOR THE DAVID P. ROGERS, JR. SETTLEMENT ACCOUNT** (GRANTOR) does grant, bargain, sell and convey unto **BONNIE H. ARMOUR** (GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

**THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES, WHICH EXHIBIT IS A SURVEY PREPARED BY IRWIN L. TURNER DATED JULY 7, 2002**

**Subject to:**

1. Ad valorem Taxes due October 1, 2003.
2. Restrictions in book 154, page 745; book 207, page 966 and Real Volume 240, Page 473.
3. Right of way granted Alabama Power Company in Deed Book 351, Page 25, Book 133, page 542, and Real Volume 270, Page 151.
4. Right of way granted South Central Bell Telephone Company in Book 25, Page 797, Book 61, Page 366, and Deed Book 342, Page 959.
5. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 154, Page 744.
6. Riparian rights of others as to the lake upon which the property fronts.

**THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT EXHIBIT "A" ATTACHED TO THAT CERTAIN DEED RECORDED IN INSTRUMENT NUMBER 20021220000637840 IN THE OFFICE OF THE SHELBY COUNTY JUDGE OF PROBATE, ALABAMA.**

**TO HAVE AND TO HOLD** unto the said GRANTEE her heirs, successors and assigns forever;

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

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the            day of January, 2003.

  
DAVID P. ROGERS, JR., CHAPTER 13 TRUSTEE FOR THE  
DAVID P. ROGERS, JR. SETTLEMENT ACCOUNT

SEAL

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public, in and for said County in said State,

hereby certify that **DAVID P. ROGERS, JR.**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this \_\_\_\_ day of JANUARY, 2003.

**MUST AFFIX SEAL**

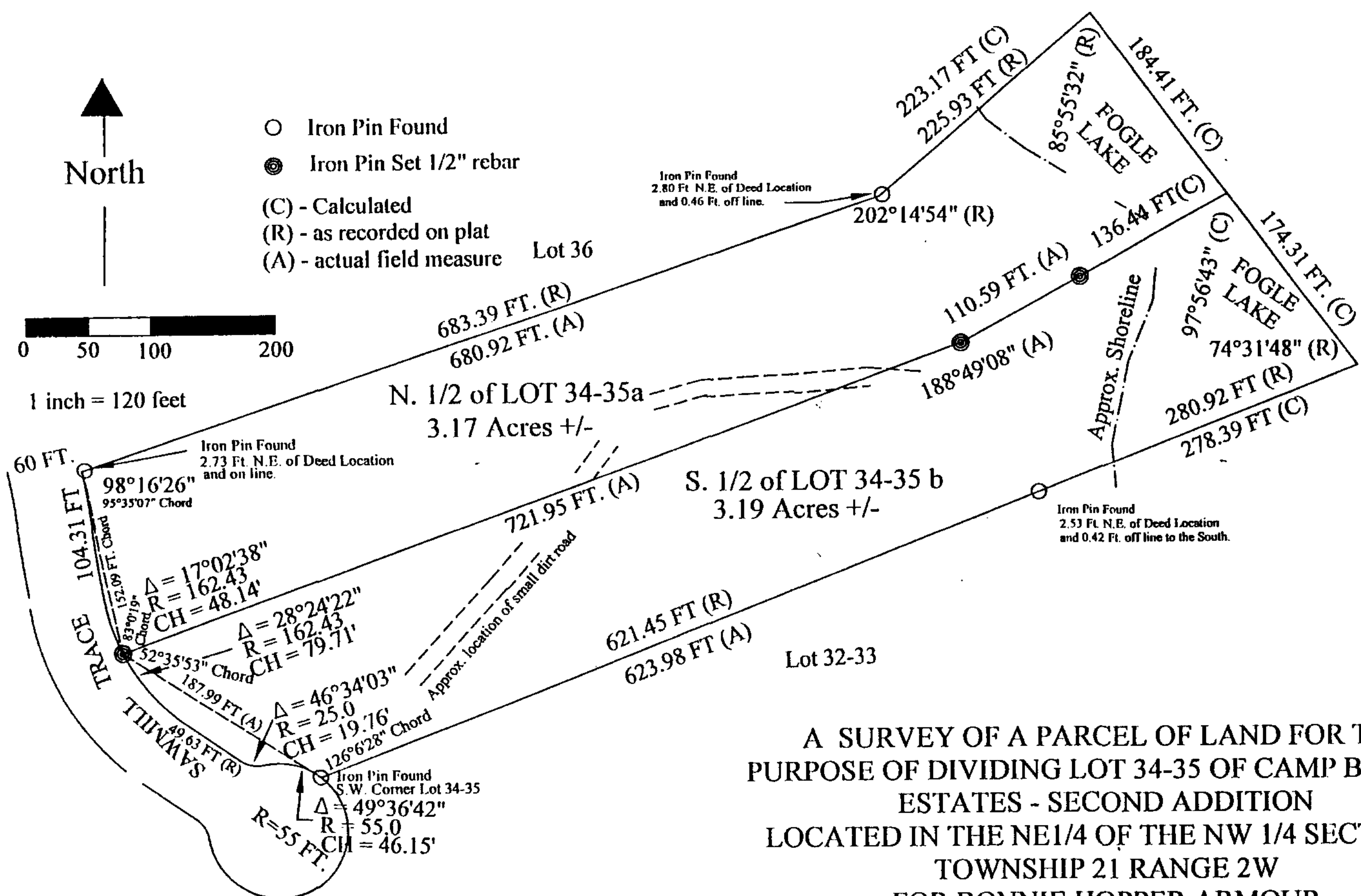
\_\_\_\_\_  
Notary Public

**PRINT NAME:** \_\_\_\_\_

Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
DAVID P. ROGERS, JR.  
505 20TH STREET NORTH, STE. 1550  
BIRMINGHAM, AL 35203

SEND TAX NOTICE TO:  
**BONNIE H. ARMOUR**



A SURVEY OF A PARCEL OF LAND FOR THE  
PURPOSE OF DIVIDING LOT 34-35 OF CAMP BRANCH  
ESTATES - SECOND ADDITION  
LOCATED IN THE NE1/4 OF THE NW 1/4 SECTION 9  
TOWNSHIP 21 RANGE 2W  
FOR BONNIE HOPPER ARMOUR  
CONTAINING 3.19 ACRES MORE/LESS  
PERFORMED BY IRWIN L. TURNER ALA.  
P.L.S.REG#24030 Ph.# 256.253.2025  
1071 COUNTY ROAD 2, DELTA AL. 36258  
JULY 7, 2002

Lot divided from record plat dimensions

I, Irwin L. Turner, a duly licensed and registered professional surveyor, do hereby certify that the foregoing is a true and correct record of my survey of the property shown above and being more particularly described as: Commencing at the SW corner of lot 34-35 of Camp Branch Estates - Second Addition as platted and recorded in map book 11, page 104 in the Probate Office of Shelby County at an iron pin found and being the Point of Beginning; thence, Northeasterly a record distance of 621.45 feet to a point on line; thence continuing Northeasterly along this line an additional record distance of 280.92 feet to a point in Fogle Lake; thence, at an interior angle right of 74° 31' 48", a distance of 174.31 feet to a point in Fogle Lake; thence, at an interior angle right 97° 56' 43" a distance of 136.44 Ft. to an iron pin set on line, continue along this line an additional 110.59 Ft. to an iron pin set; thence at an interior angle right 188° 49' 08" a distance of 721.95 Ft. to an iron pin set and the N.W. corner of the South 1/2 of lot 34-35 located along the East R.O.W. of Sawmill Trace road; thence following the East R.O.W along a horizontal curve with radius of 162.43 and delta angle of 28° 24' 22" to a point; thence, a tangent distance of 49.63 feet to a point; thence, along a horizontal curve with radius of 25.0 feet and delta angle of 46° 34' 03" to a point on a cul-de sac; thence continuing along the horizontal curve of the R.O.W with a radius of 55.0 feet and a deltal angle of 49° 36' 42" to the Point of Beginning. The total chord distance being 187.99 feet at an interior angle right of 52° 35' 53"; containing 3.19 acres more or less and being the South 1/2 of said lot 34-35 described as lot 34-35 b.

This plat of survey makes no warranty or guarantee as to the existence of any easements of any type. No search was performed to discover the existence of any easements. No acts of possessions are visible from a casual inspection of property shown. The acceptance of the plat hereon and the monuments used and set during the performance of the survey limit the tort or contract liability from any cause of action arising hereto to an amount not to exceed the fee charged. The issuance of this plat of survey and its intended use is to divide lot 34-35 of Camp Branch Estates Second Addition, and shall only be used as such.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. According to my survey, this the 7th day of July, 2002.

*Irwin L. Turner*  
IRWIN L. TURNER AL REG. # 24030