

# Corrective Deed

HEIRS DEED,  
WARRANTY DEED

STATE OF ALABAMA )  
 )  
CULLMAN COUNTY )

WHEREAS, JOHN A. FREY, who departed this life on February 8, 1954, being intestate, owing no debts, owning property in Shelby County, Alabama, and leaving as his heirs and only heirs at law the following: His daughter, Mary Frey, who departed this life on July 27, 1980, his son, John A. Frey, who departed this life on January 30, 1985, His son, CHARLES W. FREY, his sole heir being over the age of nineteen years and of sound mind.

NOW THEREFORE, in consideration of the premises, and in further consideration of the sum of One and 00/100 Dollar (\$1.00) to each in hand paid, the receipt whereof is hereby acknowledged, together with other good and valuable consideration, I, the said CHARLES W. FREY, single, herein referred to as Grantor, does by these presents grant, bargain, sell and convey unto JEREMIAH LANCE PHILLIPS, herein referred to as Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL #A: The West one half of the Northeast Quarter less 10 acres in the Southwest corner of Section 19, Township 19, Range 2 East, consisting of 70 acres, more or less, situated in Shelby County, Alabama;

And also, the tract on the South side of the Southeast Quarter of the Southeast Quarter of Section 23, Township 17, Range 1 East, Shelby County, Alabama, consisting of 15 acres;

And also, the East one half of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, Shelby County, Alabama, consisting of 20 acres.

PARCEL #B: The Northwest Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, consisting of 40 acres.

And also, the West one half of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, consisting of 20 acres;

And also the West one half of the Southwest Quarter of the Northeast Quarter of Section 26, Township 17, Range 1 East, consisting of 20 acres;

And also, the North 30 acres of the Northwest Quarter of the Southeast Quarter of Section 26, Township 17, Range 1 East, all situated in Shelby County, Alabama.

PARCEL #C: The South 10 acres of the Northwest Quarter of the Southeast Quarter of Section 26, Township 17, Range 1 East;

And also, the Northeast Quarter of the Southwest Quarter of Section 26, Township 17, Range 1 East, consisting of 40 acres;

And also, the Northwest Quarter of the Southwest Quarter of Section 26, Township 17, Range 1 East, consisting of 40 acres;

And also, the tract on the North side of the South One half of the Southwest Quarter of Section 26, Township 17, Range 1 East, consisting of 20 acres, all situated in Shelby County, Alabama.

This conveyance is made subject to all easements, restrictions, reservations, and rights of way whether recorded or unrecorded affecting said property.

This description provided to preparer by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

This Deed is to Correct the Legal Description  
of the Above property.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise stated 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6<sup>th</sup> day of January, 2003.

Charles W. Frey  
CHARLES W. FREY

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State at Large, do hereby certify that CHARLES W. FREY, 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 on the day the same bears date.

Given under my hand and official seal on this 6<sup>th</sup> day of JANUARY 2003.

Jeanine J. Sims (SEAL)  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-11-05