

23-33920-A

20020823000403420 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/23/2002 13:39:00 FILED/CERTIFIED

This Instrument Prepared By:
Ahrian D. Tyler
Christian & Small LLP
505 North 20th Street, Suite 1800
Birmingham, Alabama 35203

Send Tax Notice To:
Crow Mills LLC
Ms. Helen Mills
Crow Real Estate and Insurance Company
2012 6th Avenue, North
Birmingham, Alabama 35203

Tax Parcel 13-5-21-4-001-002.000

STATE OF ALABAMA)
SHELBY COUNTY)

20030627000404870 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
06/27/2003 12:35:00 FILED/CERTIFIED

CORRECTED WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 16th day of July, 2002, (to correct deed recorded at Instrument No. 20020603000259880, recorded June 3, 2002 in the Probate Office of Shelby County, Alabama) by Helen Crow Mills (hereinafter referred to as the "Grantor"), to Crow Mills, LLC (hereinafter referred to as the "Grantee"). Grantor received title from co-tenant to an undivided 1/2 interest under that Master Deed from the Estate of Helen Johnson Crow recorded at Instrument 2000-42387. Grantor having previously received an undivided 1/2 interest in said property.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference as if set out fully herein
(This deed being re-filed to add the legal description)
together with all structures and other improvements located on the real estate herein conveyed, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is subject to the following:

1. Ad valorem taxes for the current tax year and subsequent years;
2. Subject to all restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors, and assigns forever.

And said Grantor does for herself, her successors, and assigns, covenant with said Grantee its successors, and assigns, that she is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this th 16 day of July, 2002.

Grantor:

Helen Crow Mills
Helen Crow Mills

Date 7-16-02

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Helen Crow Mills**, who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on this date.

Given under my hand and official seal, this the th 16 day of July, 2002.

Ahrian D. Tyler
NOTARY PUBLIC Ahrian D. Tyler

My Commission Expires: October 17, 2002

Being at the NE corner of Lot 12, Block 3 according to the survey of Shelena Estates as recorded in Map book 5, Page 25 in the office of the judge of probate of Shelby County, AL. This point being located on the westerly R.O.W. line of Shelby County Highway #17; thence travel southwesterly along the northerly boundary of Lots 12, 11, 10, 9 of said subdivision a distance of 463.29 feet; thence turn an interior angle of $179^{\circ}30'$ and continue southwesterly along the northerly boundary of Lot 8 a distance of 96.10 feet; thence turn an interior angle of $164^{\circ}59''$ and continue southwesterly along the northerly boundary of Lot 7 a distance of 89.50 feet; thence turn an interior angle of $172^{\circ}44''$ and travel westerly along the northerly boundary of Lot 6 a distance of 50.0 feet; thence turn an interior angle of 90° and travel northerly along the easterly boundary of Lots 4, 3, 2, and 1 a distance of 400.00 feet, this point being NE corner of the Lot 1; thence turn an interior angle of $270^{\circ}00'$ and travel westerly along the northerly boundary of said Lot 1 a distance of 150.0 feet to the easterly R.O.W. line of Benton Street; thence turn an interior angle of $89^{\circ}59'47''$ and travel northerly along this R.O.W. line a distance of 46.91 feet to the southerly R.O.W. line of Shelby County Highway #91; thence turn an interior angle of $100^{\circ}05'30''$ and travel northeasterly along this Highway R.O.W. a distance of 111.42 feet; thence turn an interior angle of $181^{\circ}23'29''$ and continue northeasterly along this Highway R.O.W. a distance of 90.82 feet to a point on a curve concave to the left with a chord length of 572.18 feet an arc length of 578.03 feet; thence turn an angle of $193^{\circ}40'25''$ to the chord and proceed northeasterly along this chord 572.18 feet; thence turn an angle of $191^{\circ}33'53''$ from the chord of this curve continue northeasterly 78.60 feet to the westerly R.O.W. line of Shelby County Highway #17; thence turn an interior angle of $55^{\circ}55'05''$ and travel southerly along this Highway R.O.W. a distance of 188.02 feet; thence turn an interior angle of $89^{\circ}57'28''$ and travel westerly a distance of 149.97 feet; thence turn an interior angle of $269^{\circ}52'49''$ and travel southerly a distance of 100.02 feet; thence turn an interior angle of $269^{\circ}59'21''$ and travel easterly a distance of 150.11 feet to the westerly R.O.W. line of Shelby County Highway #17; thence turn an interior angle of $90^{\circ}05'22''$ and travel southerly along this Highway R.O.W. line a distance of 259.95 feet to the point of beginning. Less R.O.W. dedicated to the City of Helena on the west side of parcel by instrument #2000-14742, dated May 4, 2000, located in the Probate Office of Shelby County, Columbiana, Alabama. Said parcel contains 7.12 acres.