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20040114000025210 Pg 1/3 15.00
Shelby Cnty Judge of Probate, AL
01/14/2004 09:34:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) Martha B. Ferguson

(Address) _____

Birmingham, Al. 35242

Send Tax Notice to:

(Name) _____

(Address) _____

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or

Martha B. Ferguson, unmarried; and Rebecca J. Turner, married

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Gregory E. Joiner

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

The legal description is attached hereto as EXHIBIT "A" and made a part hereof, as if written herein.

This is not the homestead of the grantors, nor spouse.

THIS DEED IS BEING GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED FROM THE GRANTORS HEREIN TO THE GRANTEE DATED May 3, 2000, recorded in Inst. No. 2000-14771 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of January, 2004, 1904.

(Seal)

(Seal)

(Seal)

Martha B. Ferguson (Seal)
Martha B. Ferguson

Rebecca J. Turner (Seal)
Rebecca J. Turner

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha B. Ferguson and Rebecca J. Turner, whose name(s) 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 6th day of January, 2004, 1904.

My Commission Expires:

George Denton
Notary Public

Performer Title

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Commence at a 4" x 4" concrete monument accepted as the Southwest corner of the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 51 min. 05 sec. East along the South boundary of said 1/4-1/4 section for a 563.70 feet to the point of beginning. From this beginning point continue North 89 deg. 51 min. 05 sec. East along the South boundary of said 1/4-1/4 section a distance of 119.28 feet to a 3/8" rebar in place; thence proceed North 89 deg. 49 min. 11 sec. East along the South boundary of said 1/4-1/4 section for a distance of 215.72 feet; thence proceed North 00 deg. 08 min. 55 sec. West for a distance of 644.76 feet; thence proceed North 89 deg. 06 min. 48 sec. West for a distance of 335.05 feet; thence proceed South 00 deg. 08 min. 55 sec. East for a distance of 650.94 feet to the point of beginning.

Also, a 60 foot ingress, egress and utility easement is granted being 30 feet in equal width on each side of the following described line: Commence at a 4" x 4" concrete monument accepted as the SW corner of the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 45 min. 43 sec. West along the South boundary of the NW 1/4 of the SW 1/4 for a distance of 351.24 feet to a 4" x 4" creosote post being located on the Easterly right of way of Shelby County Road No. 47; thence proceed North 14 deg. 03 min. 25 sec. East along the Easterly right of way of said Shelby County Road No. 47 for a distance of 92.03 feet to the centerline of said 60 foot easement and the point of beginning. From this beginning point proceed South 80 deg. 34 min. 40 sec. East along the centerline of said easement for a distance of 58.15 feet; thence proceed North 85 deg. 31 min. 23 sec. East along the centerline of said easement for a distance of 126.32 feet; thence proceed South 82 deg. 02 min. 04 sec. East along the centerline of said easement for a distance of 157.16 feet; thence proceed South 77 deg. 34 min. 23 sec. East along the centerline of said easement for a distance of 180.36 feet; thence proceed North 89 deg. 51 min. 05 sec. East along the centerline of said easement for a distance of 264.67 feet; thence proceed North 70 deg. 40 min. 48 sec. East along the centerline of said easement for a distance of 119.37 feet to the termination of said easement.

Also said above described property is subject to a 60 foot easement, being 60 feet in equal width on the North side of the following described line:

Commence at a 4" X 4" concrete monument accepted as the Southwest corner of the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 degrees 51 minutes 05 seconds East along the South boundary of said quarter-quarter section for a distance of 96.16 feet; thence continue North 89 degrees 51 minutes 05 seconds East along the South boundary of said quarter-quarter section for a distance of 467.55 feet to the point of beginning; from this beginning point, thence continue North 89 degrees 51 minutes 05 seconds East along the South boundary of said quarter-quarter section for a distance of 119.28 feet; thence proceed North 89 degrees 49 minutes 11 seconds east along the South boundary of said quarter-quarter section for a distance of 215.72 feet to the termination of said easement.

The grantors herein reserve the right to use the above ingress, egress and utility easements.

This deed is being given to correct the legal description in that certain deed from the grantors herein to the grantee dated May 3, 2000, recorded in Inst. No. 2000-14771 in the Probate Office of Shelby County, Alabama.