

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

20040702000365400 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
07/02/2004 09:25:00 FILED/CERTIFIED

This instrument was prepared by  
✓ Mitchell A. Spears  
Attorney at Law  
P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:  
(Name) Daniel Eric Biddie  
(Address) 3117 Blue Lake Drive  
Dirmindam, AL 35243

\*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

**CORRECTIVE Warranty Deed**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Carolyn R. Biddie and husband, John W. Holsomback**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Eric Biddie** (herein referred to as Grantee, whether one or more), as tenants in common, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 00 degrees 24 minutes 34 seconds West along the East line of said quarter-quarter a distance of 678.76 feet to a point; thence run North 88 degrees 10 minutes 15 seconds West a distance of 1,248.22 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 514.20 feet to a found rebar corner; thence run South 00 degrees 09 minutes 23 seconds West a distance of 474.83 feet to a found rebar corner; thence run South 88 degrees 10 minutes 15 seconds East a distance of 514.19 feet to a found rebar corner; thence run North 00 degrees 09 minutes 29 seconds East a distance of 474.86 feet to the point of beginning.**

According to the survey of S.M. Allen, dated May 25, 2004.

**THIS IS A CORRECTIVE WARRANTY DEED INTENDED TO CORRECT ALL DEFECTS EXISTING IN THAT CERTAIN WARRANTY DEED HERETOFORE RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT #20040301000104310.**

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30<sup>th</sup> day of June, 2004.

Carolyn R Biddie  
CAROLYN R. BIDDIE  
John W Holsomback  
JOHN W. HOLSOMBACK

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Carolyn R. Biddie and John W. Holsomback**, 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 30<sup>th</sup> day of June, 2004.

Charles A Johnson  
Notary Public  
My commission expires: 2/13/07