

CORRECTED DEED

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Cheryl Hill
(Address) P.O. Box 986
Peiham, AL 35124

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$59,653.20)

That in consideration of Fifty Nine Thousand Six Hundred Fifty Three & 20/100 DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, Larry W. Hill, Sr., a married man (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Kelley Properties, LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:



20040706000372300 Pg 1/1 12:00
Shelby Cnty Judge of Probate, AL
07/06/2004 14:53:00 FILED/CERTIFIED

Agent's File No. 148774

Part of the NW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
Beginning at the SW corner of said NW 1/4 of the NE 1/4 of Section 12, run in a northerly direction along the West line of said 1/4 1/4 section for a distance of 214.00 feet to an existing iron pin; thence turn an angle to the right of 75 deg. 47 min. 11 sec. and run in a Northeasterly direction for a distance of 89.31 feet to an existing iron pin being on the Southwest right of way line of Chandalar Place Drive, said Southwest right of way line of Chandalar Place Drive being a curved right of way line and being concave in a northeasterly direction and having a central angle of 68 deg. 45 min. and a radius of 65.0 feet; thence turn an angle to the right (56 deg. 40 min. 10 sec. to the chord of said curve and said chord being 73.40 feet) and run in a Southeasterly direction along the arc of said curve for a distance of 78.0 feet to an existing iron pin; thence turn an angle to the right (50 deg. 48 min. 48.5 sec. from last mentioned chord line) and run in a Southerly direction for a distance of 190.0 feet to an existing iron pin being on the South line of said 1/4 1/4 section; thence turn an angle to the right of 88 deg. 11 min. 21 sec. and run in a Westerly direction along the South line of said 1/4 1/4 section for a distance of 129.94 feet, more or less to the point of beginning; being situated in Shelby County, Alabama.

"THIS IS NOT HOMESTEAD"

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 all 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 7th day of July, 2004.

(Seal)

(Seal)

(Seal)

Larry W Hill Sr
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY County }

General Acknowledgment

I, Glenda B. Bradley, a Notary Public in and for said County in said State, do hereby certify that Larry W. Hill, Sr. whose name(s) is signed by the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of July, 2004

My Commission Expires:

Glenda B Bradley
Notary Public