

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Rd., Ste 210
Birmingham, Alabama 35243

Send Tax Notice To: Lois G. Huckaby 3442 Indian Lake Dr. Pelham, AL 35124

CORRECTED WARRANTY DEED

STATE OF ALABAMA)	
SHELBY COUNTY)	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LOIS G. HUCKABY, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), hereby grants, bargains, sells and conveys unto

LOIS G. HUCKABY, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE HUCKABY REAL ESTATE TRUST, DATED NOVEMBER 15, 2005 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), all her interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

For the legal description see the attached Schedule A which is incorporated herein by reference

Both parcels are subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

The purpose of this deed is to give a more accurate legal description of the properties being conveyed. The legal description contained in Instrument Number 20051207000634270 and 20060322000134460 included descriptions of properties that have already been conveyed to third parties.

Lois G. Huckaby is the surviving Grantee in those certain warranty deeds with right of survivorship recorded at Deed Record 175, Page 260, dated October 1, 1955 and Deed Book 267, Page 712, dated May 12, 1971. The other Grantee, James W. Huckaby, Jr. died on or about August 16, 1987. A copy of his death certificate is attached. Also included in this deed is the property previously recorded in Deed Book 304, Page 173 dated March 10, 1977 and Deed Book 172, Page 43 dated March 5, 1955.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their 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 noted 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
STATE OF ALABAMA) IEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:
, <u>Jennifer Q. Griffin</u> , a Notary Public in and for said County, in said State, hereby certify that Lois G. Huckaby, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.
Given my hand and official seal this / day of <u>February</u> , 2007. Sommfer 2. Muffin
Notary Rublic Commission Expires: 10/4/2010

20070215000070670 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 02/15/2007 01:35:37PM FILED/CERT

EXHIBIT A

Parcel One

the parcel of land situated in the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence N.0'56'13"W along the West line of said quarter-quarter section a distance of 308.50 feet; thence N.0'51'37"W along said West line a distance of 593.84 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence leaving of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence leaving said West line N.57'29'31"E a distance of 528.46 feet to the POINT OF BEGINNING; thence N.24'14'9"W a distance of 168.98 feet; thence N.5'53'20"W a distance of 66.83 feet; thence N.13'38'30"E a distance of 75.65 feet to the point on a non-tangent curve to the left, said curve having a radius of 50 feet and a central angle of 43'16'16" and being subtended by a chord which bears the left, said curve having a radius of 50 feet and a central angle of 43'16'16" and being subtended by a chord which bears S.41'34'26"E a distance of 36.87 feet; thence in a Southeasterly direction along the arc of said curve a distance of 37.76 feet; thence S.13'56'54"W a distance of 49.51 feet; thence S.5'55'37"E a distance of 56.67 feet; thence S.24'14'9"E a distance of 110.23 feet; thence S.76'6'33"E a distance of 20.35 feet; thence S.23'49'20"W a distance of 61.85 feet to the POINT OF BEGINNING.

Less and except any private road right-of-way easements and restrictions of record.

Said tract containing 0.19 acres or 8,461.43 sq. ft., more or less.

Parcel Two

the parcel of land situated in the NE 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 36. Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West; thence run Southerly along the East line of said quarter—quarter section, a distance of 506.49 feet; thence leaving said section line N.68'44'30"E., a distance of 49.41 feet; thence N.67'39'43"E., a distance of 30.92 feet; thence S.36°35'51"E., a distance of 301.96 feet; thence S.21°49'37"W., a distance of 36.56 feet; thence S.36'35'10"E., a distance of 405.24 feet; thence S.48'10'18"W., a distance of 351.39 feet; thence S.89'46'17"W., a distance of 206.26 feet to the SE corner of the NE 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West; thence along the South line of said section S.89°40'14"W., a distance of 573.47 feet to a point on the Northwest line of Valley Dale Estates, Map Book 4, Page 90, as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said quarter section line S.29'44'09"W. along the NW line of said Valley Dale Estates, a distance of 838.36 feet; thence N.50°47′56"W., a distance of 418.96 feet to a point on the West line of the SE 1/4 of the NW 1/4 of said section; thence along said line N.00°57'22"W., a distance of 303.64 feet; thence leaving said line N.51'34'24"E., a distance of 411.25 feet; thence N.01'07'04"W., a distance of 214.38 feet; thence N.5512'08"E., a distance of 315.92 feet; thence N.57'48'08"E., a distance of 221.64 feet; thence N.66°02'08"E., a distance of 341.42 feet; thence N.01°55'27"W., a distance of 31.45 feet to the point of curve of a non tangent curve to the right, said curve having a radius of 331.96 feet and a central angle of 30°15'56"; thence in a westerly direction along the arc of said curve a distance of 175.35 feet to the point of a compound curve to the right, said curve having a radius of 82.29 feet and a central angle of 22°21'37"; thence northwesterly along the arc of said curve a distance of 32.11 feet to the point of a reverse curve to the left, said curve having a radius of 493.96 feet and a central angle of 6'31'22"; thence Northwesterly along the arc of said curve a distance of 56.24 feet; thence N.44*52'38"W., a distance of 38.35 feet to the point of curve of a non tangent curve to the left, said curve having a radius of 252.66 feet and a central angle of 34°40′56"; thence Westerly along the arc of said curve a distance of 152.94 feet; thence N.82'40'52"W., a distance of 69.78 feet to the point of curve of a non tangent curve to the right, said curve having a radius of 255.27 feet and a central angle of 59°25'46"; thence Northwesterly along the arc of said curve a distance of 264.78 feet; thence N.27°05'48"W., a distance of 119.40 feet to the point of curve of a non tangent curve to the left, said curve having a radius of 166.57 feet and a central angle of 62°45'31"; thence Northwesterly along the arc of said curve a distance of 182.45 feet to a point on the North line of the NE 1/4 of the NW 1/4 of said section; thence along said line N.89°30'03"E., a distance of 1,095.71 feet to the POINT OF BEGINNING.

Soid parcel containing 1,591,139.03 square feet or 36.52 acres, more or less.

Less and except any easements and rights—of—way of record.

171				CERTIFICAT	E OF DEAT	File No.				
IK	DECEASED-NAME	FIRST	MIDDLE			LAST		DATE OF DEATH (MONTH, DAY, YEAR)		
	1.	JAMES	WILLI	AMSON	HUCK	ABY, JR.	2.	2. August 16, 1987		
	RACE or COLCR	SEX	AGE-LAST BIRTHDAY			E OF BIRTH (MON	TH, DAY, YEAR			
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This is to certify that the above is a true and correct copy of a certificate as permanently recorded in the Bureau of Health Statistics and Vital Records, Jefferson County Department of Health, Birmingham, Alabama, and is issued under the provisions of Title 22-9-8, State Code of Alabama, 1977.

Authorized Bureau Clerk Registrar

Seal of Health Officer Jefferson County, Alabama September 2, 1987 Date of Issue

IMPORTANT — This certificate void (a) without the embossed seal of the Health Officer of Jefferson County, Alabama, (b) if it contains evidence of erasures or alterations.

