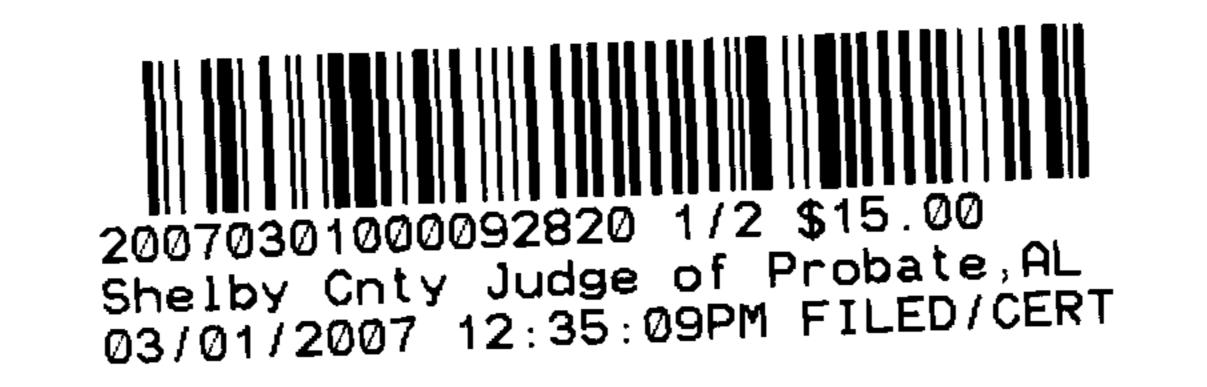
# 54279 This instrument was prepared by:

Like T. Atchison, Attorney P.O. Box 822 Columbiana, Alabama 35051



Send Tax Notice to: Robert L. Trice 94 Merrell Drive Shelby, AL 35143

## CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FIVE THOUSAND AND NO/100 DOLLARS(\$5,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, man, (herein referred to as grantor) grant, bargain, sell and RANDY L. TRICE, a married convey unto ROBERT L. TRICE and wife, PATRICIA L. TRICE, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS DEED IS GIVEN TO RECITE THE MARITAL STATUS OF THE GRANTOR AND TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #20061013000507750, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITN	IESS WHEREOF, I have	hereunto set my hand and seal this	9th day of
February	, 2007.		
		Handy	1. Tuce
	•	RANDY L. TRIC	E

STATE OF ALABAMA COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify RANDY L. TRICE, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Notary Public

day of February Given under my hand and official seal this

My commission expires:

My Commission Expires July 2, 2008

## **EXHIBIT** A

200703010000092820 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 03/01/2007 12:35:09PM FILED/CERT

## PARCEL II:

Commence at the Southwest Corner of Section 35, Township 20 South, Range 1 West; thence North 89 degrees 59 minutes 21 seconds East along the South boundary of said section for a distance of 136.26 feet; thence North 0 degrees 00 minutes 36 seconds West for a distance of 240.00 feet to the point of beginning and a point approximately in the center of Mose Davis Branch; thence North 89 degrees 59 minutes 21 seconds East and leaving said center line for a distance of 815.94 feet to a point approximately in the center line of Weaver Creek; thence North 17 degrees 44 minutes 15 seconds West along said centerline for a distance of 104.91 feet; thence North 23 degrees 46 minutes 33 seconds West along said centerline for a distance of 109.97 feet; thence North 19 degrees 04 minutes 15 seconds West along said centerline for a distance of 171.23 feet to a point on the Westerly right-of-way line of Shelby County Highway No. 47, (80-foot R.O.W.); thence North 23 degrees 19 minutes 35 seconds West along said centerline and along said right-of-way for a distance of 234.84 feet; thence North 26 degrees 23 minutes 34 seconds West along said centerline and leaving said right-of-way for a distance of 185.74 feet; thence North 24 degrees 31 minutes 17 seconds West along said centerline for a distance of 162.57 to the approximate intersection of the centerline of Weaver Creek and Mose Davis Branch; thence South 48 degrees 50 minutes 01 seconds West along approximate centerline of Mose Davis Branch and leaving Weaver Creek for a distance of 100.99 feet; thence South 12 degrees 36 minutes 25 seconds East along said centerline 117.96 feet; thence South 6 degrees 13 minutes 46 seconds East along said centerline for a distance of 80.93 feet; thence South 16 degrees 05 minutes 37 seconds West along said centerline for a distance of 35.56 feet; thence South 42 degrees 14 minutes 03 seconds East along said centerline for a distance of 54.81 feet; thence South 89 degrees 47 minutes 28 seconds East along said centerline for a distance of 40.61 feet; thence South 28 degrees 44 minutes 48 seconds West along said centerline for a distance of 74.83 feet; thence South 2 degrees 57 minutes 28 seconds East along said centerline for a distance of 52.39 feet; thence South 58 degrees 16 minutes 04 seconds West along said centerline for a distance of 56.91 feet; thence South 30 degrees 22 minutes 00 seconds West along said centerline for a distance of 51.84 feet; thence South 2 degrees 18 minutes 35 seconds West along said centerline for a distance of 46.61 feet; thence South 44 degrees 41 minutes 20 seconds West along said centerline for a distance of 36.37 feet; thence South 4 degrees 22 minutes 14 seconds East along said centerline for a distance of 31.45 feet; thence North 82 degrees 33 minutes 56 seconds West along said centerline for a distance of 48.07 feet; thence South 83 degrees 56 minutes 10 seconds West along said centerline for a distance of 28.25 feet; thence South 22 degrees 29 minutes 41 seconds West along said centerline for a distance of 29.46 feet; thence South 56 degrees 39 minutes 33 seconds West along said centerline for a distance of 49.03 feet; thence South 29 degrees 24 minutes 55 seconds West along said centerline for a distance of 79.39 feet; thence South 74 degrees 11 minutes 55 seconds West along said centerline for a distance of 15.16 feet; thence South 71 degrees 33 minutes 21 seconds West along said centerline for a distance of 67.55 feet; thence South 8 degrees 44 minutes 01 seconds East along said centerline for a distance of 37.67 feet; thence South 13 degrees 48 minutes 59 seconds West along said centerline for a distance of 49.27 feet to the point of beginning.

According to the survey of R. C. Farmer, dated May 29, 1996. LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

Commence at the Southwest Corner of Section 35, Township 20 South, Range 1 West; thence North 89 degrees 59 minutes 21 seconds East along the South boundary of said section for a distance of 136.26 feet; thence North 0 degrees 00 minutes 39 seconds West for a distance of 240.00 feet to the point of beginning and a point approximately in the center of Mose Davis Branch; thence North 89 degrees 59 minutes 21 seconds East and leaving said center line for a distance of 814.20 feet to the Westerly right of way line of Shelby County Highway #47 (80-foot right of way); thence North 19 degrees 45 minutes 57 seconds West along said right of way line a distance of 228.60 feet; thence leaving said right of way line, South 89 degrees 59 minutes 21 seconds West, a distance of 568.71 feet to the approximate center line of Mose Davis Branch; thence South 22 degrees 29 minutes 41 seconds West along said center line a distance of 9.20 feet; thence South 56 degrees 39 minutes 33 seconds West along said center line a distance of 49.03 feet; thence South 29 degrees 24 minutes 55 seconds West along said center line for a distance of 15.16 feet; thence South 71 degrees 33 minutes 21 seconds West along said center line for a distance of 15.16 feet; thence South 8 degrees 44 minutes 01 seconds East along said center line for a distance of 37.67 feet; thence South 13 degrees 48 minutes 59 seconds West along said center line for a distance of 49.27 feet to the point of beginning.

prepared by. Return

CENTRAL STATE BANK
BOX 180
CALERA, ALABAMA 35040