


This Instrument Prepared By:
✓ Anrian Davis TyleR
Christian & Small, LLP
505 20th Street North, Suite 1800
Birmingham, Alabama 35203

Send Tax Notice To:
Kris and Frances Courson
P.O. Box 275
Helena Alabama 35080

STATE OF ALABAMA)
SHELBY COUNTY)


20070419000181520 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
04/19/2007 08:21:56AM FILED/CERT

CORRECTED QUIT CLAIM DEED

THIS IS A QUIT CLAIM DEED executed and delivered this 24th day of January 2007, by Margaret Jean Stephens and Robert Dale Flowers, as Trustees of the Flowers Revocable Trust Declaration, dated December 2, 1999, and by Margaret Jean Stephens as the personal Representative of the Estate of Margaret R. Flowers who was granted Letters Testamentary by the Shelby County Probate Court case PR 2006-000195 (hereinafter referred to as the "Grantors") to Kris W. Courson and Frances M. Courson as joint tenants with right of survivorship (hereinafter "Grantees").

This deed is to correct or clarify deed dated August 9, 2007 and recorded at Document Number 20060810000387380. The purpose of this deed is to clarify title as the Grantor received legal title to Parcel B on January 9th, 2007 by Executor's deed recorded at book LR200701 page 18796.

KNOW ALL MEN BY THESE PRESENTS:

That in conformity of the terms of the Flowers Revocable Trust and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantees to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantors, the Grantors do by these presents hereby remises, release any quit claim unto the Grantees the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

See attached property description incorporated by reference as if set out fully herein, survey of Joseph E. Conn, Jr. Dated 1978; parcel A, B, & D (excepting parcel C), attached as Exhibit A. Grantor's received title from Robert Francis Flowers and Margaret R. Flowers and Grantors intend to convey title to any and all property interest received from Robert Francis Flowers and Margaret R. Flowers who received title to said properties on deeds recorded at 314 page 355, Book 238, page 772, Instrument 1999-49023, Instrument 1999-49022 recorded in the Shelby County Probate Court. Together with all structures and other improvements located on the real estate herein conveyed, and all easements, licenses, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is subject to the following:

1. **Ad valorem taxes for current tax year and subsequent years;**
2. **Subject to all restrictions, easements and rights of way of record.**

3. **Right of First Refusal must be given by Grantees, their heirs, successors and assigns, to Robert Dale Flowers, and Margaret Jean Stephens to purchase upon the same terms and conditions as any other purchaser. The Grantees shall give written notice to Robert Dale Flowers and Margaret Jean Stephens mailed first Class delivery to the last known address of Robert Dale Flowers and Margaret Jean Stephens and the Right of First refusal shall expire if no written contract to purchase is made by them to Grantees within seven days of the date of mailing said notice. If both Robert Dale Flowers and Margaret Jean Stephens have died, no right of first refusal is required of Grantees.**

Grantor makes no warranty or covenant respecting the nature and quality of the title to the property hereby conveyed.

Said property is also conveyed without survey or title inspection by the Grantor or the attorney preparing this deed and no representation is made to the accuracy of the property description.

TO HAVE AND TO HOLD, to the said Grantees, their successors, and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 24th day of January, 2007.

Grantors:

Margaret Jean Stephens Date _____
Margaret Jean Stephens
Personal Representative of the
Estate of Margaret R. Flowers, deceased

Robert Dale Flowers Date _____
Robert Dale Flowers
Trustee of the Flowers Revocable Trust
Declaration, December 2, 1999

STATE OF ALABAMA)
SHELBY COUNTY)

The foregoing instrument was acknowledged before me this 24th day of January, 2007 by Robert Dale Flowers and Margaret Jean Stephens, who are personally known to me or who have produced their identification, both having acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily under authority rested in them by the Power of Attorney.

Given under my hand and official seal this the 24th day of January, 2007.


Melissa Paddock
Notary Public
My Commission Expires: March 10, 2009

Exhibit A

STATE OF ALABAMA
SHELBY COUNTY

I, JOSEPH E CONN, JR, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF MY SURVEY AS SHOWN.

ACCORDING TO MY SURVEY THIS 19 DAY OF JUNE 1978


JOSEPH E CONN, JR
ALA. REG. NUMBER 9049

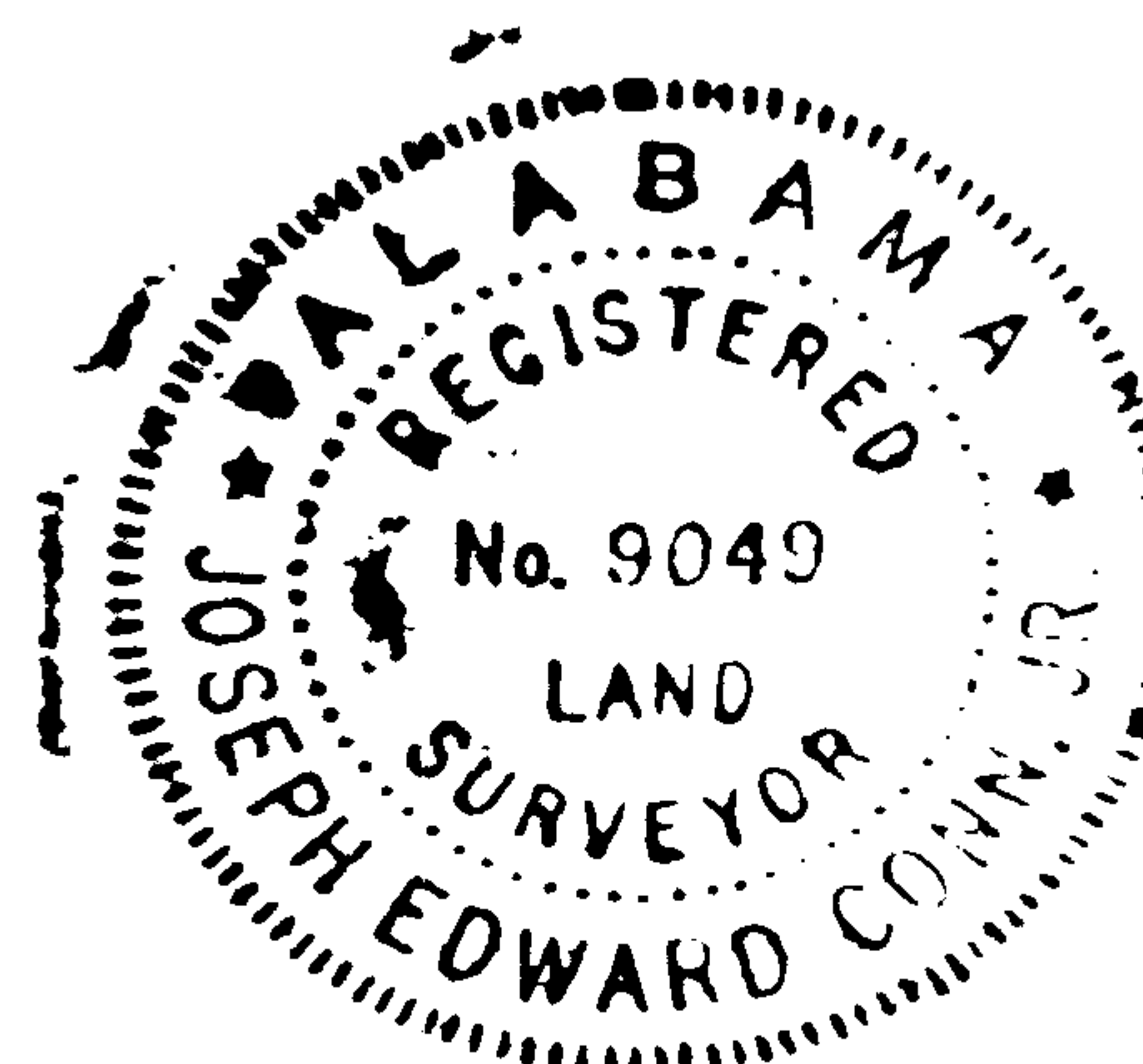
DESCRIPTION OF PARCEL 'A'

COMMENCE AT THE NORTHEAST CORNER OF THE N.W. $\frac{1}{4}$ OF THE N.W. $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER LINE 554.06' TO A POINT, THENCE 92°-31' RIGHT 208.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 184.85' TO A POINT, THENCE 87°-29' RIGHT 210.51' TO A POINT, THENCE 92°-40' RIGHT 184.85' TO A POINT, THENCE 87°-20' RIGHT 210. TO THE POINT OF BEGINNING, CONTAINING 0.892 ACRES AND MARKED ON THE CORNERS WITH IRON PINS AS SHOWN ON THE PLAT.

DESCRIPTION OF PARCEL 'B'

COMMENCE AT THE NORTHEAST CORNER OF THE N.W. $\frac{1}{4}$ OF THE N.W. $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER LINE 554.06' TO A POINT, THENCE 92°-31' RIGHT 392.85' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 184.85' TO A POINT ON THE EAST RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE 87°-29' RIGHT 113.0' TO A POINT, THENCE 92°-31' RIGHT 184.85' TO A POINT, THENCE 87°-29' RIGHT 113.0' TO THE POINT OF BEGINNING CONTAINING 0.479 ACRES AND MARKED ON THE CORNERS WITH IRON PINS AS SHOWN ON THE PLAT.

JOE CONN & ASSOCIATES
Surveyors - Engineers
PELHAM, ALABAMA
Phone 663-4251



DESCRIPTION OF PARCEL 'C'

COMMENCE AT THE NORTHEAST CORNER OF THE N.W.¼ OF THE N.W.¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER LINE 554.06' TO A POINT, THENCE 92°-31' RIGHT 577.70' TO A POINT, THENCE 87°-29' RIGHT AND NORTHERLY ALONG THE EAST LINE OF A PUBLIC ROAD 145.64' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 65.36' TO A POINT, THENCE 92°-40' RIGHT 184.85' TO A POINT, THENCE 87°-20' RIGHT 59.17' TO A POINT, THENCE 90°-45' RIGHT 184.76' TO THE POINT OF BEGINNING, CONTAINING 0.263 ACRES AND MARKED ON THE CORNERS WITH IRON PINS AS SHOWN ON THE PLAT.

DESCRIPTION OF PARCEL 'D'

COMMENCE AT THE NORTHEAST CORNER OF THE N.W.¼ OF THE N.W.¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID QUARTER-QUARTER 554.06' TO A POINT, THENCE 92°-31' RIGHT 577.70' TO A POINT, THENCE 87°-29' RIGHT 113.0' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 32.64' TO A POINT, THENCE 90°-45' RIGHT 184.76' TO A POINT, THENCE 89°-15' RIGHT 38.34' TO A POINT, THENCE 92°-31' RIGHT 184.85' TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES AND MARKED ON THE CORNERS WITH IRON PINS AS SHOWN ON THE PLAT.



Flowers
File No. 12521M
Attachments 3