

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

James E. Roberts  
P. O. Box 430224  
Birmingham, Alabama 35243

Roy Martin  
1960 Highway 33, Suite A  
Pelham, AL 35124

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Free-Spirit Faith Center, an Alabama nonprofit corporation,**  
(herein referred to as Grantor), grant, bargain, sell and convey unto,

**Roy Martin, a married man,**

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description attached as Exhibit A.

Subject to:

1. Existing rights of way, encroachments, building restriction, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 265, Page 628, in the Probate Office of Shelby County, Alabama.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst # 1993-7914 in the Probate Office of Shelby County, Alabama.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103, page 486 and Deed Book 165, page 122 in the Probate Office of Shelby County, Alabama.
5. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 244, Page 129 in the Probate Office of Shelby County, Alabama.
6. Order and Decree of Condemnation by State of Alabama as set out in Inst. # 1993-4129 in the Probate Office of Shelby County, Alabama.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 352, Pages 805 and 818 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

The subject property is not the homestead of the Grantor or their spouse.

This deed is intended to correct a Warranty Deed recorded in Inst. # 2000-02926 in the Probate Office of Shelby County, Alabama from Free-Spirit Faith Center to Roy Martin. The deed incorrectly excepted a certain portion of the subject property which is to be reserved for wetlands pursuant to Inst. No. 1993-7914 which was required as a result of a judicial settlement to restrict the use of such wetlands by deed. The deed should have stated "the following property is reserved as wetlands" rather than "less and except the following property reserved as wetlands." It was the Grantors intention to convey all the property, including the wetlands, to the Grantee, and Grantor executes this corrective deed to correct such error.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And GRANTOR does for itself and for its heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 23 day of JUNE, 2007.

Tom H. Morris (Seal)  
Free-Spirit Faith Center, an  
Alabama nonprofit corporation, by its  
President, Tom H. Morris

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tom H. Morris whose name is signed as President of Free-Spirit Faith Center to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of June, 2007.

Mary Christina Evans  
Notary Public

[SEAL]

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 28, 2007**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**



EXHIBIT A

South 550 feet of the southwest quarter of the northwest quarter of Section 20, Township 21, South Range 2 West, lying west of the west right of way of CDX Railroad except:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 19, Township 21, Range 2 West and the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West being more particularly described as follows:

Beginning at the southwest corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 South, Range 2 West and run in an easterly direction and along the southerly line of said 1/4 - 1/4 section for a distance of 187.60 feet to a point; thence turn an angle to the left of 90 degrees, 00' and run in a northerly direction for a distance of 150.00 feet to a point; thence turn an angle to the left of 90 degrees, 00' and run in a westerly direction for a distance of 222.05 feet to a point on the easterly right of way line of County Highway No. 87; thence turn an angle to the left of 90 degrees, 55' and run in a southerly direction and along said easterly right of way line of County Highway No. 87 for a distance of 150.02 feet to a point on the southerly line of the SE 1/4 of NE 1/4 of Section 19, Township 21 South, Range 2 West; thence turn an angle to the left of 89 degrees, 05' and run in an easterly direction and along the southerly line of said 1/4 - 1/4 section for a distance of 32.05 feet to the point of beginning of the parcel herein described.

The following property is reserved as wetlands:

Commence at the southwest corner of the SW 1/4 of the NW 1/4 of Section 20, Township 21 south, Range 2 west, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 348.75' to the point of beginning of the property being described; Thence continue along last described course a distance of 812.00' to a point on the westerly line of the CSX railroad right of way; Thence turn 117°21'04" left and run northwesterly along said right of way a distance of 661.75' to a point; Thence turn 65°56'56" left and run westerly a distance of 183.72' to a point; Thence turn 137°13'02" left and run southeasterly a distance of 156.32' to a point; Thence turn 9°23'54" left and run a distance of 49.85' to a point; Thence turn 33°00'42" right and run a distance of 165.60' to a point; Thence turn 44°36'45" right and run southwesterly a distance of 87.03' to a point; Thence turn 9°38'03" right and run a distance of 69.46' to a point; Thence turn 30°03'56" right and run 81.45' to a point; Thence turn 50°46'38" right and run northwesterly 78.16' to a point; Thence turn 9°09'53" left and run a distance of 90.86' to a point; Thence turn 46°27'35" right and run northwesterly a distance of 100.85' to a point; Thence turn 52°58'49" right and run a distance of 62.01' to a point; Thence turn 41°24'05" left and run a distance of 59.38' to a point; Thence turn 53°55'58" left and run a distance of 97.67' to a point; Thence turn 12°48'34" right and run northwesterly a distance of 92.70' to a point; Thence turn 111°21'11" left and run southerly a distance of 415.78' to the point of beginning, containing 5.00 acres and subject to any and all agreements, easements, rights of way, restrictions and/ or limitations of probated record or applicable law.



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Shelby Cnty Judge of Probate, AL  
07/30/2007 09:48:00AM FILED/CERT