

20070924000445980 1/3 \$18.00
Shelby Cnty Judge of Probate,AL
09/24/2007 08:26:23AM FILED/CERT

20070830000408660 1/2 \$15.50
Shelby Cnty Judge of Probate,AL
08/30/2007 10:00:55AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Matthew B. Dill
205 Pitts Drive
Columbiana, AL 35051

CORRECTIVE

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY ONE THOUSAND AND NO/00 DOLLARS (\$161,000.00)** and other **good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rux L. Bentley and wife, Amanda S. Bentley**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Matthew B. Dill and Vicki C. Dill**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

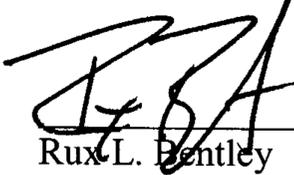
\$159,737.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

****This corrective deed is being recorded to add the Exhibit "A" - Legal Description.**

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 WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of August, 2007.


Rux L. Bentley


Amanda S. Bentley

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Amanda S. Bentley, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2007.


Notary Public

My commission expires: 10-6-08

STATE OF ALABAMA)
SHELBY COUNTY)


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I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rux L. Bentley, whose name is signed to 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 28th day of August, 2007.



Notary Public

My commission expires: 10-6-08

Shelby County, AL 08/30/2007
State of Alabama
Deed Tax:\$1.50


20070924000445980 3/3 \$18.00
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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the North boundary of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the West right of way line of Washington Street for a distance of 827.98 feet to the point of intersection of the West right of way line of Washington Street and the South right of way line of Pitts Drive; thence turn an angle of 100 deg. 18 min. to the right and proceed along the said South right of way line of Pitts Drive for a distance of 711.51 feet to the point of beginning of the lot herein conveyed; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 150.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 135.33 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 150.00 feet more or less, to a point on the said South right of way line of Pitts Drive (being on the inside arc of a 12 deg 00 min. curve); thence proceed Northeasterly along the said arc of the 12 deg. 00 min. curve for a distance of 20.00 feet, more or less, to the point of tangency of said curve; thence proceed North 89 deg. 03 min. 30 sec. East (MB) along the said South right of way line of Pitts Drive for a distance of 115.33 feet to the point of beginning; said lot is lying in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.