

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

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Shelby Cnty Judge of Probate, AL
12/06/2007 09:59:31AM FILED/CERT

STATE OF ALABAMA)

)

CORRECTIVE WARRANTY DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William F. Spratlin, a married man**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Barry Osborn and Frankie Osborn** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008. Existing covenants and restrictions, easements, building lines and limitations of record.

The purpose of this corrective Warranty Deed is to correct the legal description as reflected in that certain Warranty Deed dated December 16, 1997 in Instrument No. 1997-42478 in the Probate Office of Shelby County, Alabama; as said legal provided at closing was erroneous.

Property being conveyed herein does not constitute the homestead of Grantor William F. Spratlin or that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 9th day of November, 2007.


William F. Spratlin

STATE OF ALABAMA)

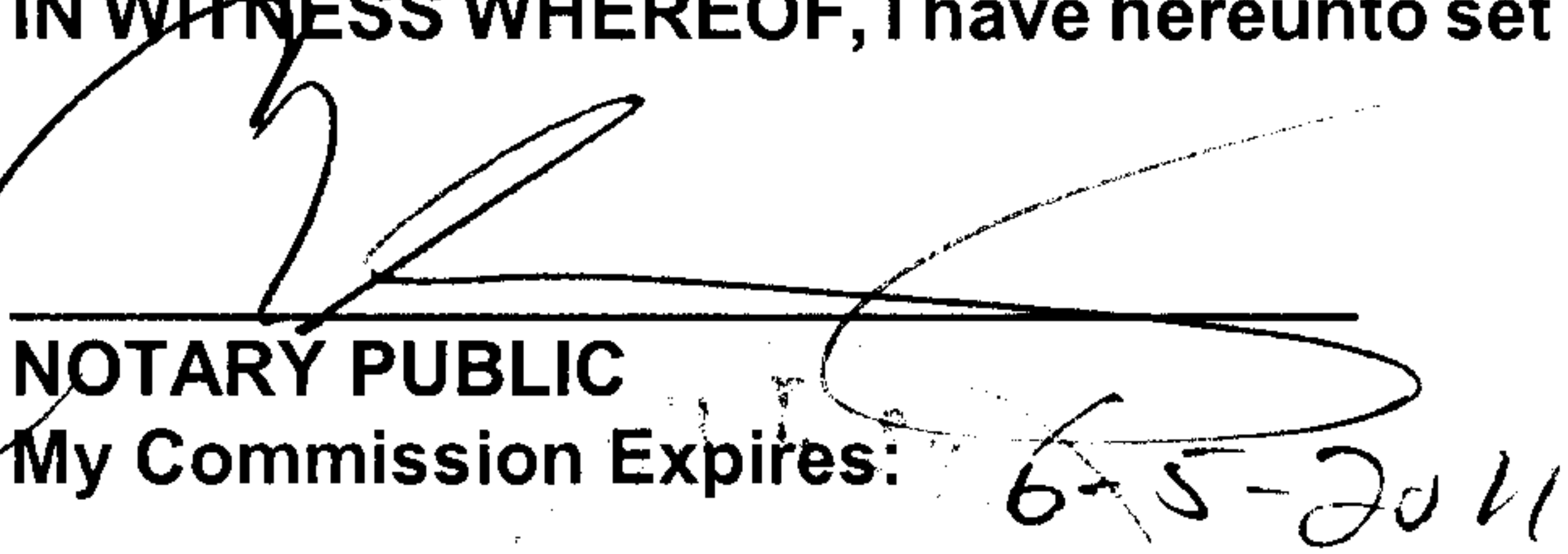
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COUNTY OF JEFFERSON)

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, a married man, is signed 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 signed the same voluntarily for and as his act on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of November, 2007.


NOTARY PUBLIC

My Commission Expires: 6-5-2011

Exhibit "A"
Legal Description

A parcel of land situated in NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 2 West and also in the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a crimped iron found at the SE corner of NE 1/4 of the SE 1/4 of said Section 25; thence run West along the South line of said 1/4-1/4 Section for a distance of 289.44 feet to a point; thence turn an angle to the right of 87 degrees 03 minutes 57 seconds and run in a Northerly direction for a distance of 838.42 feet; to the point of beginning; thence continue along last stated course for a distance of 882.48 feet to a point on the center line of a road; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an Easterly direction along the center line of said road for a distance of 599.97 feet to a point on a curve to the right having a central angle of 43 degrees 48 minutes 38 seconds and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the center line of said road for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the center line of said road for a distance of 208.26 feet to a point on a curve to the left having a central of 27 degrees 53 minutes 47 seconds and a radius of 175.00 feet; thence run in a Southeasterly direction along the center line of said road for a distance of 85.20 feet to a point; thence turn an angle to the left from the radius of last stated curve of 15 degrees 54 minutes 51 seconds and run in a southerly direction for a distance of 598.87 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Westerly direction for a distance of 1065.72 feet to the point of beginning; being situated in Shelby County, Alabama.

A 60 foot non-exclusive easement lying 30 feet either side of a line situated in Section 25, Township 20 South, Range 2 West, and Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin locally accepted to be the NW corner of NE 1/4 of the NE 1/4 of said Section 25; thence run South along the West line of said 1/4-1/4 Section for a distance of 539.23 feet to the centerline of an easement as described in Deed Book 322, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 60 degrees 40 minutes 53 seconds and run in a Southwesterly direction along the centerline of said easement for a distance of 298.72 feet to the point of beginning of the 60 foot easement herein described; thence turn an angle to the left of 136 degrees 03 minutes 15 seconds and run in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 214.72 feet to a point on a curve to the right having a central angle of 54 degrees 06 minutes 51 seconds and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 188.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 59.58 feet to a point on a curve to the left having a central angle of 22 degrees 30 minutes 58 seconds and a radius of 300.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 117.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 67.10 feet to a point on a curve to the right having a central angle of 55 degrees 03 minutes 06 seconds and a radius of 200.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 192.17 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 369.16 feet to a point on a curve to the right having a central angle of 50 degrees 11 minutes 13 seconds and a radius of 269.51 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 236.08 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 204.68 feet to a point on a curve to the left having a central angle of 21 degrees 47 minutes 12 seconds and a radius of 201.35 feet; thence run a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 76.56 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 42.70 feet to a point on a curve to the left having a central angle of 113 degrees 46 minutes 59 seconds and a radius of 75.00 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 148.94 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 212.45 feet to a point on a curve to the right having a central angle of 30 degrees 45 minutes 16 seconds and a radius of 415.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the said 60 foot easement for a distance of 222.76 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 76.50 feet to a point on a curve to the left having a central angle of 47 degrees 14 minutes 08 seconds and a radius of 114.35 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 94.27 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 1266.53 feet to a point on a curve to the right having a central angle of 43 degrees 48 minutes 38 seconds and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 208.26 feet to a point on a curve to the left having a central angle of 42 degrees 56 minutes 33 seconds and a radius of 175.00 feet; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 131.16 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 69.30 feet to a point on a curve to the right having a central angle of 42 degrees 55 minutes 29 seconds and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of

said 60 foot easement for a distance of 149.84 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 655.00 feet to the end of said 60 foot easement.

Also:

A 60 foot non-exclusive access easement lying 30 feet either side of a line situated in the East 1/2 of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a crimped iron found at the SE corner of the NE 1/4 of the SE 1/4 of said Section 25; thence run West along the South line of said 1/4-1/4 Section for a distance of 289.44 feet to the point of beginning of the centerline of said 60 foot easement; thence turn an angle to the right of 87 degrees 03 minutes 57 seconds and run in a Northerly direction along the center line of said 60 foot easement for a distance of 1720.90 feet to the end of said easement and the intersection of 60 foot overall non-exclusive easement described herein.