

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Greg Curtis
1258 Highway 311
Shelby, AL 35143

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20090206000039490 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/06/2009 08:39:34AM FILED/CERT

That in consideration of TEN THOUSAND DOLLARS AND NO/100 (\$10,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lura Curtis, a Widowed woman, Eugene Curtis, a MARRIED man, Margaret Jones, a MARRIED woman and Lorene Boaz, a MARRIED woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Greg Curtis (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

CORRECTIVE DEED PREPARED TO CORRECT THE MARITAL STATUS OF THE GRANTORS AND THE LEGAL DESCRIPTION CONTAINED IN THE INSTRUMENT RECORDED AS INST.# 20050715000354820 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$277,600.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

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

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of JANUARY 2009.

Lura Curtis (SEAL)
LURA CURTIS

Eugene Curtis (SEAL)
EUGENE CURTIS

Margaret Jones (SEAL)
MARGARET JONES

Lorene Boaz (SEAL)
LORENE BOAZ

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF Elmore

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Lura Curtis 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2009.

Merideth Newman
Notary Public
My Commission Expires: 12/31/2009

20090206000039490 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
02/06/2009 08:39:34AM FILED/CERT

STATE OF ALABAMA

COUNTY OF Elmore }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Eugene Curtis 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2009.

Meredith Neuma
Notary Public
My Commission Expires: 12/31/2009

STATE OF ALABAMA

COUNTY OF Elmore }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Margaret Jones 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2009.

Meredith Neuma
Notary Public
My Commission Expires: 12/31/2009

STATE OF ALABAMA


COUNTY OF Elmore }

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Lorene Boaz 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2009.

Meredith Neuma
Notary Public
My Commission Expires: 12/31/2009


20090206000039490 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Loan Number: 0196344113

Date: JANUARY 21, 2009

Property Address: 1258 HIGHWAY 311, SHELBY, ALABAMA 35143

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 0 degrees 00 minutes 00 seconds East along the West line of said Section 15 a distance of 1342.88 feet to the NW corner of the SW 1/4 of the SW 1/4 of Section 15; thence South 61 degrees 34 minutes 24 seconds West a distance of 497.37 feet to a point on the southeasterly right of way of Shelby County Highway #311; thence North 57 degrees 55 minutes 30 seconds East and run along said right of way 15.00 feet to the centerline of a 30' easement for ingress, egress and utilities; thence South 32 degrees 04 minutes 30 seconds East leaving said right of way and running along centerline of said 30' easement 150.54 feet to a point on a curve to the left having a central angle of 47 degrees 22 minutes 05 seconds a radius of 193.78 feet and a chord of 155.68 feet along a bearing of South 55 degrees 45 minutes 33 seconds East; thence southeasterly along the arc of said centerline of easement 160.21 feet; thence South 79 degrees 26 minutes 35 seconds East along said centerline of easement 74.19 feet to a point on a curve to the right having a central angle of 70 degrees 22 minutes 46 seconds a radius of 205.63 feet, and a chord of 237.00 feet along a bearing of South 44 degrees 15 minutes 12 seconds East; thence southeasterly along the arc of said centerline of easement 252.58 feet; thence South 9 degrees 03 minutes 49 seconds East along said centerline of easement 382.82 feet to a point on a curve to the left having a central angle of 33 degrees 29 minutes 16 seconds, a radius of 166.20 feet, and a chord of 95.76 feet along a bearing of South 25 degrees 48 minutes 27 seconds East; thence southeasterly along the arc of said centerline of easement 97.14 feet; thence South 42 degrees 33 minutes 05 seconds East, along said centerline of easement 47.40 feet to the end of said 30' easement; thence South 47 degrees 26 minutes 55 seconds West, a distance of 15.00 feet to the POINT OF BEGINNING; thence South 42 degrees 33 minutes 05 seconds East, a distance of 48.62 feet; thence South 71 degrees 07 minutes 08 seconds East a distance of 183.27 feet; thence North 44 degrees 14 minutes 15 seconds East, a distance of 133.28 feet; thence North 29 degrees 11 minutes 08 seconds West, a distance of 207.75 feet; thence South 47 degrees 26 minutes 55 seconds West, a distance of 268.73 feet to the POINT OF BEGINNING.

According to the survey of Rodney Y. Shiflett, Ala. Reg. No. 21784, dated April 24, 2005.

A.P.N. # :