

20090507000171310 1/4 \$21.00
Shelby Cnty Judge of Probate, AL
05/07/2009 01:51:52 PM FILED/CERT

Send tax notice to: Duell Law Firm, LLC
4320 Eagle Point Pkwy, Birmingham, Al. 35242

This instrument was prepared by: Duell Law Firm, 4320 Eagle Point Pkway. Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, SOUTH OAK TRUST

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

MARSHA K. DUELL AND RICHARD C. DUELL, III

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3 of Parson's Southoak Subdivision recorded on July 31, 2008 in Map Book 40, Page 48 Instrument No. 20080731000307660 in the Judge of Probate's Office, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Further Subject to: a Right of First Refusal Agreement entered into contemporaneously herewith and providing that if the real estate described hereinabove is ever sold or ownership divested by operation of law or by transfer of any kind, the real estate described hereinabove shall be subject to a Right of First Refusal Agreement in favor of Grantors or Grantors' transferee to acquire the property in accordance with the Right of First Refusal Agreement executed simultaneously herewith and recorded simultaneously with this Warranty Deed.

Further there is hereby expressly reserved unto Grantors, their heirs, executors, administrators, successors, and assigns, an easement and right of way described in Exhibit "A" attached hereto for the purpose of ingress and egress.

**THIS IS A CORRECTIVE DEED RECORDED TO CORRECT THE NOTARY
ACKNOWLEDGMENT IN DEED RECORDED IN INSTRUMENT #20080808000320110.**

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 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, 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 persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 7 day of May, 2009..

SOUTH OAK TRUST

Bobbie Jo Parsons (Seal)
BY: BOBBIE JO PARSONS, Trustee

SOUTH OAK TRUST

James T. Parsons (Seal)
BY: JAMES T. PARSONS, Trustee


STATE OF ALABAMA
COUNTY OF Shelby



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I, the undersigned, a Notary Public in and for said county in said state hereby certify that James T. Parsons and Bobbie Jo Parsons as Trustees of the South Oak Trust whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they in their capacity as Trustees of the South Oak Trust executed the same voluntarily on the day the same bears date.

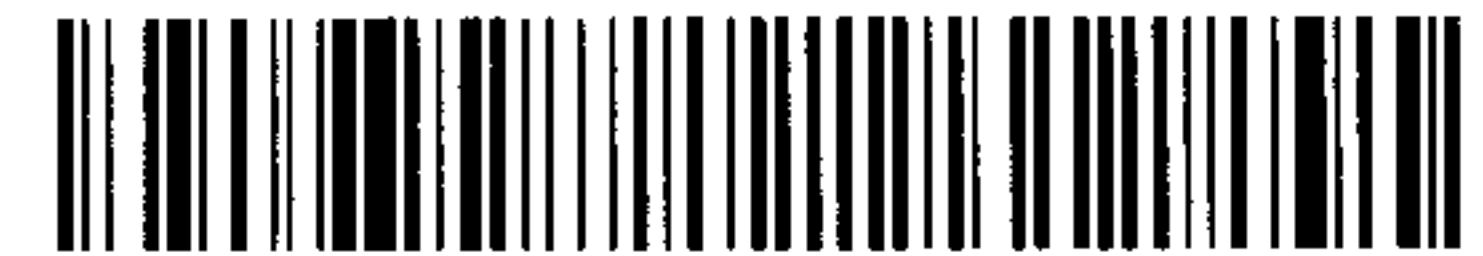
Given under my hand and seal this the 2nd day of May, 2009.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/21/09

EXHIBIT "A"



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Part of the SW1/4 of Section 23 and part of the NW1/4 of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of Section 26, Township 18 South, Range 1 West, Shelby County, Alabama, run in a southerly direction along the west line of said section for a distance of 975.59 feet; thence turn an angle to the left of 139 degrees 0 minutes 58 seconds and run in a northeasterly direction for a distance of 205.20 feet; thence turn an angle to the right of 54 degrees 18 minutes 03 seconds and run in an easterly direction for a distance of 466.16 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 22 degrees 10 minutes 10 seconds and run in a southeasterly direction for a distance of 812.32 feet to an existing 1" crimp iron pin; thence turn an angle to the right of 7 degrees 44 minutes 37 seconds and run in a southeasterly direction for a distance of 779.39 feet to an existing 2" capped pipe being on the westerly right of way line of Shelby County Highway #41; thence turn an angle to the left of 90 degrees 00 minutes 40 seconds and run in a northeasterly direction along the westerly right of way line of said Shelby County Highway #41 for a distance of 90.0 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the left of 89 degrees 59 minutes 20 seconds and run in a northwesterly direction for a distance of 785.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 7 degrees 44 minutes 37 seconds and run in a northwesterly direction for a distance of 746.96 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 103 degrees 11 minutes 43 seconds and run in a northeasterly direction for a distance of 1,106.57 feet to an existing iron rebar set by Weygand and being on a curve; said curve being concave in a northeasterly direction and having a central angle of 50 degrees 33 minutes 42 seconds and a radius of 66.00 feet; thence turn an angle to the left (55 degrees 10 minutes 09 seconds to the chord of said curve) and run in a northwesterly and northerly directions along the arc of said curve for a distance of 58.24 feet to an existing iron rebar set by Weygand and being the end of said curve; thence run in a northeasterly direction along a line tangent to the end of said curve for a distance of 15.65 feet to an existing iron rebar set by Weygand and being the point of beginning of a second curve, said second curve being concave in an easterly direction and having a central angle of 30 degrees 50 minutes 44 seconds and a radius of 341.00 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 183.58 feet to an existing iron rebar set by Weygand; thence turn an angle to the left (70 degrees 21 minutes 40 seconds from the chord of last mentioned curve) and run in a northwesterly direction for a distance of 232.46 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a southwesterly direction for a distance of 339.07 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a southeasterly direction for a distance of 332.82 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 84 degrees 49 minutes 36 seconds and run in a southwesterly direction for a distance of 1,019.07 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 103 degrees 11 minutes 43 seconds and run in a southeasterly direction for a distance of 782.78 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7 degrees 44 minutes 37 seconds and run in a southeasterly direction for a distance of 783.44 feet to an existing iron rebar set by Weygand and being on the

westerly right of way line of Shelby County Highway #41; thence turn an angle to the left of 90 degrees 00 minutes 40 seconds and run in a northeasterly direction along said westerly right of way line of Shelby County Highway #41 for a distance of 30.00 feet, more or less, to the point of beginning, and containing 4.41 acres, more or less.



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