

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.  
*This form provided by*

SEND TAX NOTICE TO:

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Harold Mitchell

(Address) \_\_\_\_\_



20090423000149030 1/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
04/23/2009 10:05:03AM FILED/CERT

\*THIS DEED BEING RE-RECORDED TO CORRECT THE LEGAL

This instrument was prepared by: DESCRIPTION ON PARCEL I

**\*CORRECTIVE\***

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

**\$45000.00**

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 -----Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,  
James C. Mitchell and wife, Martha F. Mitchell  
(herein referred to as grantor, whether one or more), bargain, sell and convey unto  
Harold Mitchell

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:



20090518000185570 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/18/2009 12:02:18 PM FILED/CERT

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

\*\*CORRECTIVE DEED TO CORRECT LEGAL DESCRIPTION ON PARCEL I

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, \_\_\_\_\_ we \_\_\_\_\_ have hereunto set \_\_\_\_\_ our \_\_\_\_\_ hand(s) and seal(s), this 7<sup>th</sup>  
day of August, 2006.

\_\_\_\_\_(Seal) James C. Mitchell \_\_\_\_\_(Seal)  
James C. Mitchell  
\_\_\_\_\_(Seal) Martha F. Mitchell \_\_\_\_\_(Seal)  
Martha F. Mitchell  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgement

I, \_\_\_\_\_ the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that James C. Mitchell and Martha F. Mitchell 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 \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7<sup>th</sup> day of August A. D., 20 06

Wanda T. Callanan

Notary Public.

Bad description on parcel I  
Replaced with corrective deed



  
20090423000149030 2/2 \$59.00  
Shelby Cnty Judge of Probate, AL  
04/23/2009 10:05:03AM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

~~A parcel of land located in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 17, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence in a Southerly direction along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 330.00 feet; thence 91 deg. 42' right, in a Westerly direction, a distance of 125.0 feet to the point of beginning; thence continue along last described course a distance of 295.0 feet; thence 91 deg. 42' left, in a Southerly direction, a distance of 171.6 feet; thence 21 deg. 19' 18" left, in a Southeasterly direction, a distance of 5.97 feet to a point on the North margin of Shelby County Highway 260; thence 90 deg. left, measured to tangent of a curve to the right, said curve having a radius of 844.88 feet and a central angle of 20 deg. 20' 18"; thence along arc of said curve, in a Northeasterly direction, a distance of 299.91 feet; thence 89 deg. 01' left, measured from tangent of said curve, in a Northerly direction, a distance of 110.71 feet to the point of beginning.~~

  
20090518000185570 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/18/2009 12:02:18 PM FILED/CERT

PARCEL II:

Commence at the NW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 17, Township 21, Range 3 West and run thence South 501.6 feet, run thence East 904 feet, thence North 171.6 feet, thence East 420 feet to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  being the point of beginning of the triangular parcel of land herein conveyed; thence run West a distance of 146 feet, thence run in a Northeasterly direction to a point on the East line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  which point is 47 feet North of the point of beginning; thence run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 47 feet to the point of beginning.

Shelby County, AL 04/23/2009  
State of Alabama

Deed Tax: \$45.00

# EXHIBIT A



20090518000185570 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/18/2009 12:02:18 PM FILED/CERT

Begin at the NE corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 17, Township 21, Range 3 West, run thence South along the East boundary of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 330.0 feet for point of beginning; thence turn right an angle of 91 deg. 42' a distance of 100.0 feet to a point; thence turn an angle of 91 deg. 48' 57" to the left and run a distance of 122.19 feet, more or less, to the center line of paved County Road; thence run Easterly along said centerline a distance of 100 feet, to the aforesaid East boundary; turn left an angle of 94 deg. 07' along said East boundary a distance of 124.8 feet to point of beginning, being in the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 17, Township 21 South, Range 3 West. Situated in Shelby County, Alabama.  
EXCEPTING right of way of County Highway.  
MINERALS AND MINING RIGHTS EXCEPTED.

## PARCEL II:

Commence at the NW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 17, Township 21, Range 3 West and run thence South 501.6 feet, run thence East 904 feet, thence North 171.6 feet, thence East 420 feet to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  being the point of beginning of the triangular parcel of land herein conveyed; thence run West a distance of 146 feet, thence run in a Northeasterly direction to a point on the East line of said NE $\frac{1}{4}$  of NW $\frac{1}{4}$  which point is 47 feet North of the point of beginning; thence run South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 47 feet to the point of beginning.