

This instrument was prepared by:

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P O Box 822  
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20090623000240740 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/23/2009 10:38:25 AM FILED/CERT

Send Tax Notice to:  
James H. Benson, Jr.  
301 2<sup>nd</sup> Avenue North  
Birmingham, AL. 35204

## CORRECTIVE WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **EARL DOUGLAS JOWERS, III**, a Single man, grant, bargain, sell and convey unto, **JAMES H. BENSON, JR.**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached EXHIBIT A for Legal Description.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2009.
2. Easements, restrictions, rights of way, and permits of record.

**This Instrument is being executed as a correction to that certain deed recorded as Instrument #20060912000450850 in the Probate Office of Shelby County, Alabama.**

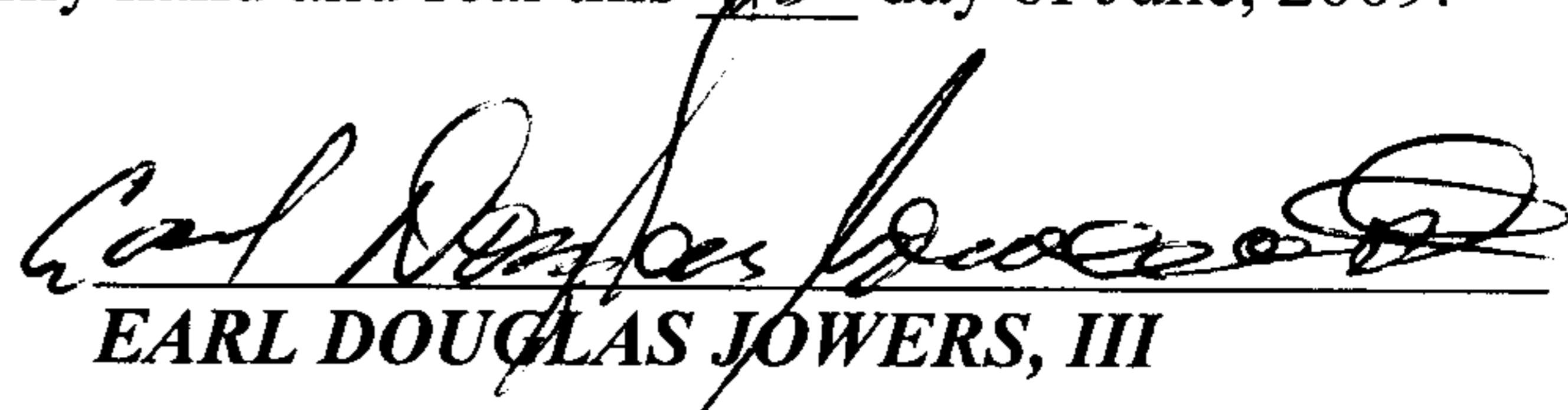
~~To Establish marital Status of Grantor, Earl Douglas Jowers, III~~  
**Earl D. Jowers, III, Grantee in Instrument #1997-13446 is one and same person as Doug Jowers, Grantor in Instrument #2000-36507 and Grantor in Instrument #20060912000450850.**  
~~To add easement to legal description.~~

This property constitutes no part of the homestead of the Grantor.

**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, 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 22 day of June, 2009.

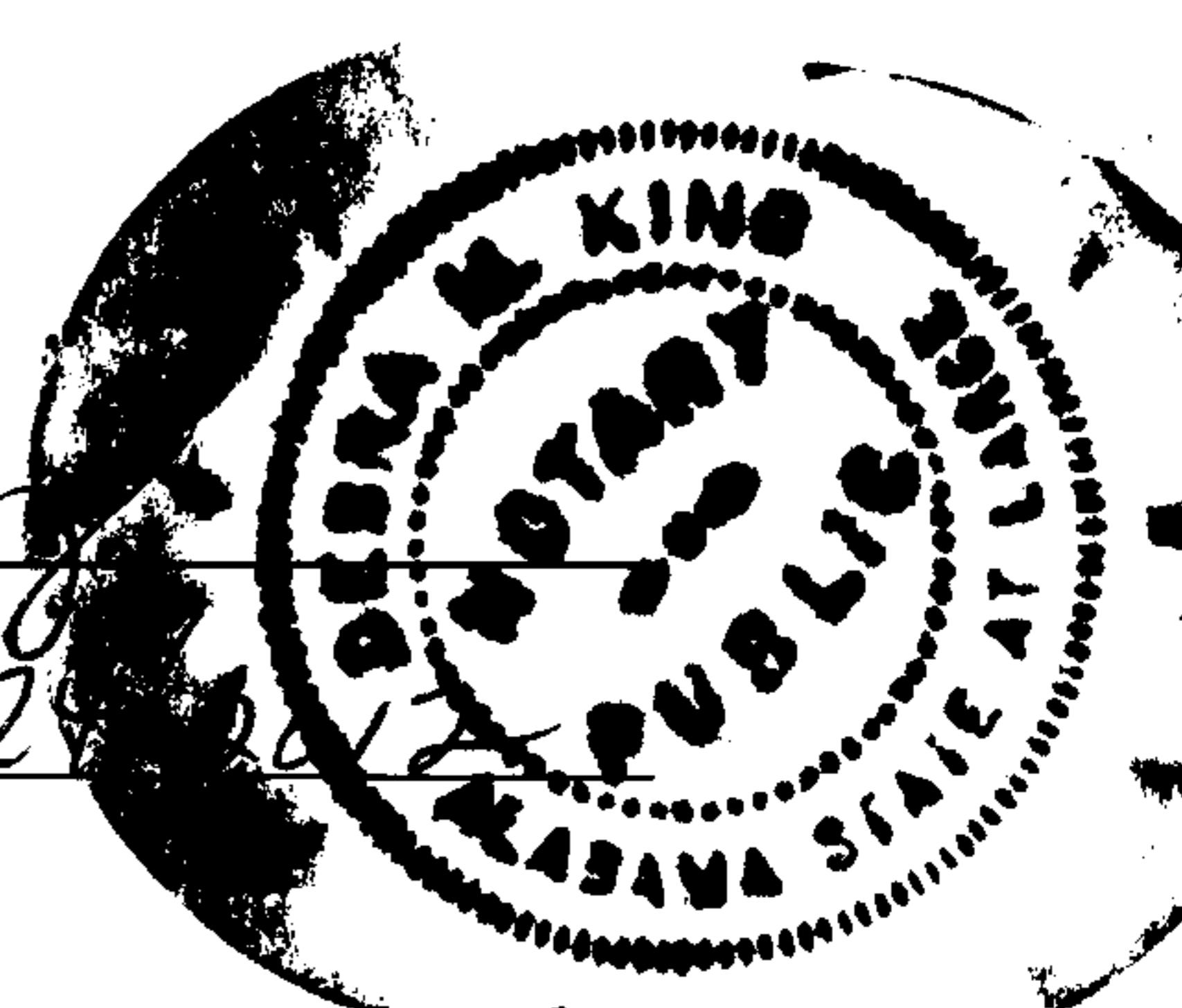
  
**EARL DOUGLAS JOWERS, III**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **EARL DOUGLAS JOWERS, III**, 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 22 day of June, 2009.

  
**Notary Public**  
My Commission Expires: 1/10/2022



## EXHIBIT A

A parcel of land in the South half of the Northeast Quarter of the Northeast Quarter of Section 23, Township 21 South, Range 1 East, being more particularly described as follows; Commencing at the Northeast corner of the South half of the Northeast quarter of the Northeast quarter of said Section 23; thence South 88 degrees 33 minutes 00 seconds West, a distance of 49.98 feet to a point; thence South 20 degrees 40 minutes 30 seconds West, a distance of 96.23 feet to a point; thence South 83 degrees 28 minutes 48 seconds West, a distance of 157.28 feet to the point of beginning; thence South 83 degrees 28 minutes 48 seconds West, a distance of 280.35 feet to a  $\frac{1}{2}$ " rebar, found; thence south 54 degrees 03 minutes 36 seconds West, a distance of 297.48 feet to a  $\frac{1}{2}$ " rebar, found; thence North 78 degrees 54 minutes 46 seconds West, a distance of 203.37 feet to a point on the 397 foot contour of Lay Lake; thence along said 397 foot contour, South 59 degrees 00 minutes 55 seconds West, a distance of 74.68 feet to a point; thence along said 397 foot contour, South 04 degrees 31 minutes 02 seconds West, a distance of 52.49 feet to a point; thence along said 397 foot contour, South 23 degrees 02 minutes 27 seconds East, a distance of 173.46 feet to a point; thence along said 397 foot contour, South 35 degrees 11 minutes 06 seconds East, a distance of 136.74 feet to a point; thence North 54 degrees 54 minutes 47 seconds East, a distance of 276.49 feet to a  $\frac{1}{2}$ " rebar, set; thence North 18 degrees 32 minutes 43 seconds West, a distance of 103.12 feet to a  $\frac{1}{2}$ " rebar, set; thence North 69 degrees 40 minutes 14 seconds East, a distance of 236.70 feet to a  $\frac{1}{2}$ " rebar, set; thence North 49 degrees 48 minutes 46 seconds East, a distance of 297.21 feet to the point of beginning. Situated in Shelby County, Alabama.

Also with a 50 foot Easement to Parcel I described as follows: Commence at the Northeast corner of the South 1/2 of the NE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; run thence South 88 degrees 33 minutes 00 seconds West for 49.98 feet to the point of beginning; run thence South 20 degrees 40 minutes 30 seconds West for 53.97 feet; run thence South 88 degrees 33 minutes 00 seconds West for 112.36 feet; run thence South 40 degrees 10 minutes 06 seconds West for 21.41 feet; run thence South 49 degrees 48 minutes 46 seconds West for 59.81 feet; run thence South 83 degrees 28 minutes 48 seconds West for 90.19 feet; run thence North 49 degrees 48 minutes 46 seconds East for 130.66 feet; run thence North 40 degrees 10 minutes 06 seconds East for 39.65 feet; run thence North 88 degrees 33 minutes 00 seconds East for 155.15 feet to the point of beginning; being situated in Shelby County, Alabama.



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