

20090625000244430 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/25/2009 10:16:44 AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Warren W. Hobbs
300 Two Lakes Trail
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
CORRECTIVE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED TWENTY THREE THOUSAND SIX HUNDRED AND NO/00 (\$423,600.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Melody Day Kilgore and husband, Shannon Kilgore, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Warren W. Hobbs and wife, Victoria M. Hobbs (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

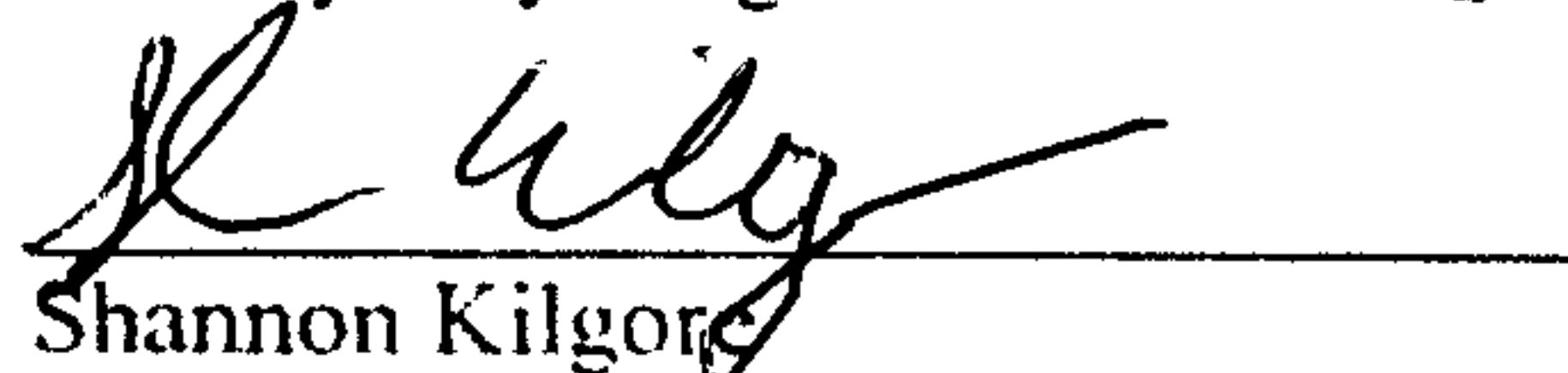
\$223,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

This deed is being recorded to correct the grantor clause in deed dated April 28, 2005 and recorded in Instrument #20050428000204780, in the Probate office of Shelby County, Alabama.

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 the 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, 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.

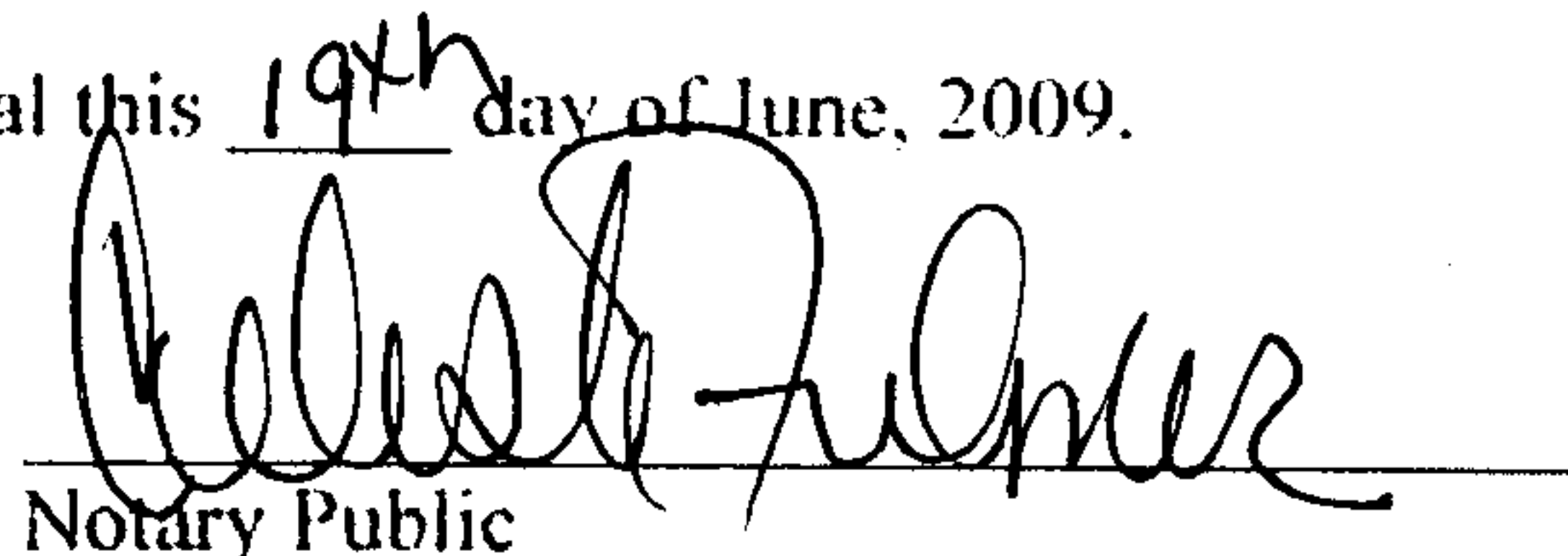
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 2009..


Melody Day Kilgore

Shannon Kilgore

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Melody Day Kilgore and Shannon Kilgore, 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 19th day of June, 2009.


Notary Public

My commission expires: 10-6-12

EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 20 south, Range 1 West, run Northerly along the East side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 252 feet; then turn an angle of 91 deg. 28 min. 22 sec. to the left and run 527.15 feet to the point of beginning; then continue along the same course for 790.72 feet to the West side of said $\frac{1}{4}$ - $\frac{1}{4}$; then turn an angle of 88 deg. 14 min. 52 sec. to the left and run Southerly along the West side of the E $\frac{1}{2}$ of the said SW $\frac{1}{4}$ for 450.2 feet to an iron pin 30 feet North of the centerline of Yellowleaf Creek, said Creek being the true property line (boundary) on the South side of the parcel being herein described; then turn an angle of 79 deg. 31 min. 40 sec. to the left and run 254.71 feet to an iron pin 30 feet North of the centerline of said Creek; then turn an angle of 22 deg. 40 min. 40 sec. to the right and run 384.68 feet to an iron pin 30 feet North of the centerline of said Creek; then turn an angle of 18 deg. 59 min. 00 sec. to the left and run 158.99 feet to an iron pin 30 feet North of the centerline of said Creek; then turn an angle of 21 deg. 50 min. 00 sec. to the right and run 78.68 feet to an iron pin 30 feet North of the centerline of said Yellowleaf Creek; then turn an angle of 126 deg. 00 min. 00 sec. to the left and run 816.19 feet to the point of beginning.

The above described property is also provided with a non-exclusive easement for a road right of way, described as follows:

From the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, run Northerly along the East side of said $\frac{1}{4}$ - $\frac{1}{4}$ for 252 feet; then turn an angle of 91 deg. 28 min. 22 sec. to the left and run 527.15 feet; then turn an angle of 88 deg. 14 min. 52 sec. to the left and run 480.06 feet to an iron pin in the centerline of the 20-foot wide easement being here described; this is the point of beginning; then turn an angle of 105 deg. 36 min. 30 sec. to the left and run 295.4 feet along the centerline of the 20-foot wide easement; then turn an angle of 78 deg. 18 min. 30 sec. to the left and run 271.5 feet along the centerline of the 20-foot wide easement; then turn an angle of 66 deg. 25 min. 18 sec. to the right and run 294.2 feet along the centerline of the 20-foot wide easement to a point on the East side of said $\frac{1}{4}$ - $\frac{1}{4}$, that point being 242 feet North (along the Quarter line) of the SE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section; then turn an angle of 25 deg. 44 min. 34 sec. to the right and run 260 feet, more or less, to the centerline of Shelby County Road #447.
Situating in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Melody D. Langston