

**THIS DEED CORRECTS THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT #20090505000167120 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BY CORRECTING AN ERROR IN THE LEGAL DESCRIPTION.**

**THIS INSTRUMENT PREPARED BY:**

James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**

Charles Burrell  
316 Highway 26  
Alabaster, AL 35007

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**



20090630000250900 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
06/30/2009 09:32:58 AM FILED/CERT

**CORRECTIVE WARRANTY DEED**

This Corrective Warranty Deed is by and between James D. Mason, a unmarried man (hereinafter referred to as “Grantor”), and Charles Burrell, an unmarried man (hereinafter referred to as “Grantee”), dated as of the 4th day of May, 2009.

**RECITALS**

By Instrument dated May 4, 2009, and recorded May 5, 2009 in Instrument #20090505000167120, in the Office of the Judge of Probate of Shelby County, Alabama, Grantor conveyed to Grantee certain property described on Exhibit “A” therein. Through a scrivener’s error, the description included an area of land not intended to be conveyed. The purpose of this instrument is to correct the error by deleting the erroneous description of the Property in the original deed and substituting the intended description.

NOW, THEREFORE, in consideration of the premises, and to correct the aforescribed scrivener’s error, Grantor, joined herein by Grantee, does hereby correct and amend that certain Warranty Deed recorded in Instrument #20090505000167120, in the Office of the Judge of Probate of Shelby County, Alabama, *nunc pro tunc*, by deleting Exhibit “A” therein and substituting therefor the description contained in Exhibit “A” attached hereto.

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on this the 11<sup>th</sup> day of June, 2009.

**WITNESS:**

A. Marshall


James D. Mason  
James D. Mason

The undersigned Charles Burrell joins in the execution of this Corrective Warranty Deed to consent to the correction of the legal description and to evidence that he claims no interest in the “Less and Except” portion of the legal description attached hereto as Exhibit “A.”

A. Marshall

Charles Burrell  
Charles Burrell

STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20090630000250900 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason, an unmarried man, 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 the 11<sup>th</sup> day of June, 2009.

Anne P. Marshall  
Notary Public

My commission expires: 3/12/2011

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Burrell, an unmarried man, 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 11<sup>th</sup> day of June, 2009.

Anne P. Marshall  
Notary Public

My commission expires: 3/12/2011



**EXHIBIT "A"**

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said 1/4-1/4 Section; thence South 2 deg. 36 min. 28 sec. East along the West line of said 1/4-1/4 Section a distance of 709.95 feet to a point on the northerly right of way line of County Road #58 (variable right of way), said point also lying on the Southerly boundary line of Lot 11, Village Parish, a Townhome Community, as recorded in Map Book 22, at Page 127, in the Probate Office of Shelby County, Alabama; thence South 84 deg. 52 min. 53 sec. East along said right of way line and southerly boundary line of said Village Parish a distance of 328.64 feet; thence North 64 deg. 09 min. 17 sec. East along said right of way line and said southerly boundary of said Village Parish a distance of 58.31 feet; thence South 84 deg. 52 min. 53 sec. East along said right of way line a distance of 40.41 feet to the point of beginning; thence continue along last described course a distance of 508.49 feet; thence North 50 deg. 27 min. 47 sec. East a distance of 102.01 feet to a point on the Westerly right of way line of County Road #95 (variable right of way); thence North 6 deg. 04 min. 06 sec. East along said right of way line a distance of 107.20 feet to a point; said point lying on the centerline of a 30 foot wide easement; thence along said centerline North 88 deg. 00 min. 00 sec. West a distance of 250.06 feet; thence leaving said centerline North 6 deg. 29 min. 53 sec. East a distance of 19.67 feet to a point on the Easterly right of way line of Frances Lane, said point also lying on a curve to the right, having a radius of 50.0 feet, a central angle of 131 deg. 20 min. 08 sec. and subtended by a chord which bears South 72 deg. 09 min. 57 sec. West a distance of 91.12 feet; thence along the arc of said curve and said right of way line a distance of 114.61 feet to the end of aforesaid curve and the beginning of a curve to the left having a radius of 25.00 feet, a central angle of 48 deg. 11 min. 23 sec. and subtended by a chord which bears North 66 deg. 15 min. 41 sec. West a distance of 20.41 feet; thence along the arc of said curve and said right of way line a distance of 21.03 feet to end of said curve; thence South 89 deg. 38 min. 38 sec. West along said right of way line a distance of 208.81 feet to the beginning of a curve to the left, having a radius of 25.00 feet; a central angle of 84 deg. 34 min. 32 sec. and subtended by a chord which bears South 47 deg. 21 min. 22 sec. West a distance of 33.64 feet; thence along the arc of said curve a distance of 36.90 feet to end of said curve and a point lying on the Easterly right of way line of Sequoya Trail (50 foot right of way); thence South 5 deg. 04 min. 06 sec. West along said right of way line a distance of 111.10 feet to the point of beginning; being situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 3 West, City of Helena, Shelby County, Alabama and being more particularly described as follows:

Beginning at the Southeast corner of Lot 40 of a Resurvey of Village Parish a Townhome Community as recorded in Map Book 24, Page 75, said point being the point of beginning; thence South 06 deg. 29 min. 53 sec. West, a distance of 19.67 feet; thence South 88 deg. 00 min. 00 sec. East, a distance of 250.06 feet to a point lying on the Westerly right of way of County Road #95 thence South 06 deg. 04 min. 06 sec. West along said right of way a distance of 107.20 feet; thence South 50 deg. 27 min. 47 sec. West a distance of 102.1 feet to a point lying on the Northerly right of way of County Road #58; thence North 84 deg. 52 min. 53 sec. West along said right of way a distance of 366.91 feet; thence North 05 deg. 07 min. 07 sec. East and leaving said right of way a distance of 147.42 feet to point lying on the Southerly right of way of Frances Lane, thence North 89 deg. 38 min. 38 sec. East, a distance of 89.20 feet to the point of a curve to the right, having a radius of 25.00 feet; a central angle of 48 deg. 11 min. 22 sec. and subtended by a chord which bears South 66 deg. 15 min. 41 sec. East a chord distance of 20.41 feet; thence along arc and said right of way a distance of 21.03 feet to the point of curve to the left having radius of 50.00 feet; a central angle of 131 deg. 20 min. 24 sec. and subtended by a chord which bears North 72 deg. 09 min. 48 sec. East a chord distance of 91.12 feet; thence along arc and said right of way a distance of 114.62 feet to the Point of Beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem property taxes for the current year; (2) Easements, restrictions, covenants and reservations of record.