



20120229000070620 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/29/2012 10:43:30 AM FILED/CERT

SEND TAX NOTICE TO:
William and Christine Whitley
Cahaba Valley Road
Birmingham, AL 35242

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED
CORRECTIVE DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 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, **Peter J. Clemens, III, and Carol J. Clemens** (referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William M. Whitley and Christine M. Whitley as joint tenants in common**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A TRACT OF LAND SITUATED IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND RUN SOUTH 2 DEGREES 06 MINUTES 38 SECONDS WEST ALONG WEST LINE OF SAID SECTION FOR A DISTANCE OF 547.72 FEET; THENCE AN ANGLE LEFT OF 148 DEGREES 50 MINUTES AND RUN NORTHEASTERLY 384.09 FEET; THENCE AN ANGLE LEFT OF 90 DEGREES 00 MINUTES AND RUN NORTHWESTERLY 40.0 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF THE CAHABA VALLEY ROAD, SAID POINT BEING THE POINT OF BEGINNING HEREIN DESCRIBED PROPERTY; THENCE AN ANGLE RIGHT OF 90 DEGREES 00 MINUTES AND RUN NORTHEASTERLY ALONG RIGHT OF WAY OF SAID ROAD, 464.52 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4,607.50 FEET AND RUN ALONG ARC OF SAID CURVE, 305.34 FEET; THENCE AN ANGLE LEFT OF 93 DEGREES 23 MINUTES 50 SECONDS TO TANGENT, AND RUN NORTHWESTERLY 338.46 FEET; THENCE AN ANGLE RIGHT OF 08 DEGREES 33 MINUTES AND RUN NORTHWESTERLY 628.82 FEET; THENCE AN ANGLE LEFT OF 77 DEGREES 30 MINUTES AND RUN SOUTHWESTERLY 356.62 FEET; THENCE TURN AN ANGLE RIGHT OF 23 DEGREES 45 MINUTES 30 SECONDS AND RUN SOUTHWESTERLY 198.19 FEET; THENCE AN ANGLE LEFT OF 27 DEGREES 39 MINUTES 30 SECONDS AND RUN SOUTHWESTERLY 313.37 FEET; THENCE AN ANGLE RIGHT OF 10 DEGREES 11 MINUTES 45 SECONDS AND RUN SOUTHWESTERLY 148.68 FEET; THENCE AN ANGLE LEFT OF 109 DEGREES 30 MINUTES AND RUN SOUTHEASTERLY 1,391.31 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF CAHABA VALLEY ROAD, SAID RIGHT OF WAY LINE BEING IN A CURVE TO THE LEFT AND HAVING A RADIUS OF 3,710.00 FEET; THENCE AN ANGLE TO THE LEFT OF 94 DEGREES 04 MINUTES 20 SECONDS TO TANGENT AND RUN NORTHEASTERLY ALONG ARC OF SAID CURVE, 231.42 FEET TO POINT OF BEGINNING, SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This is a corrective deed made pursuant to § 40-22-1, 1975 *Code of Alabama*. It corrects an improper legal description contained in the original deed recorded at 20110812000238630 on August 12, 2011 in the Shelby County Judge of Probate, Shelby County, Alabama.

This is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free

from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21 day of February, 2012.

Carol J. Clemens
Carol J. Clemens

Peter J. Clemens, III
Peter J. Clemens, III

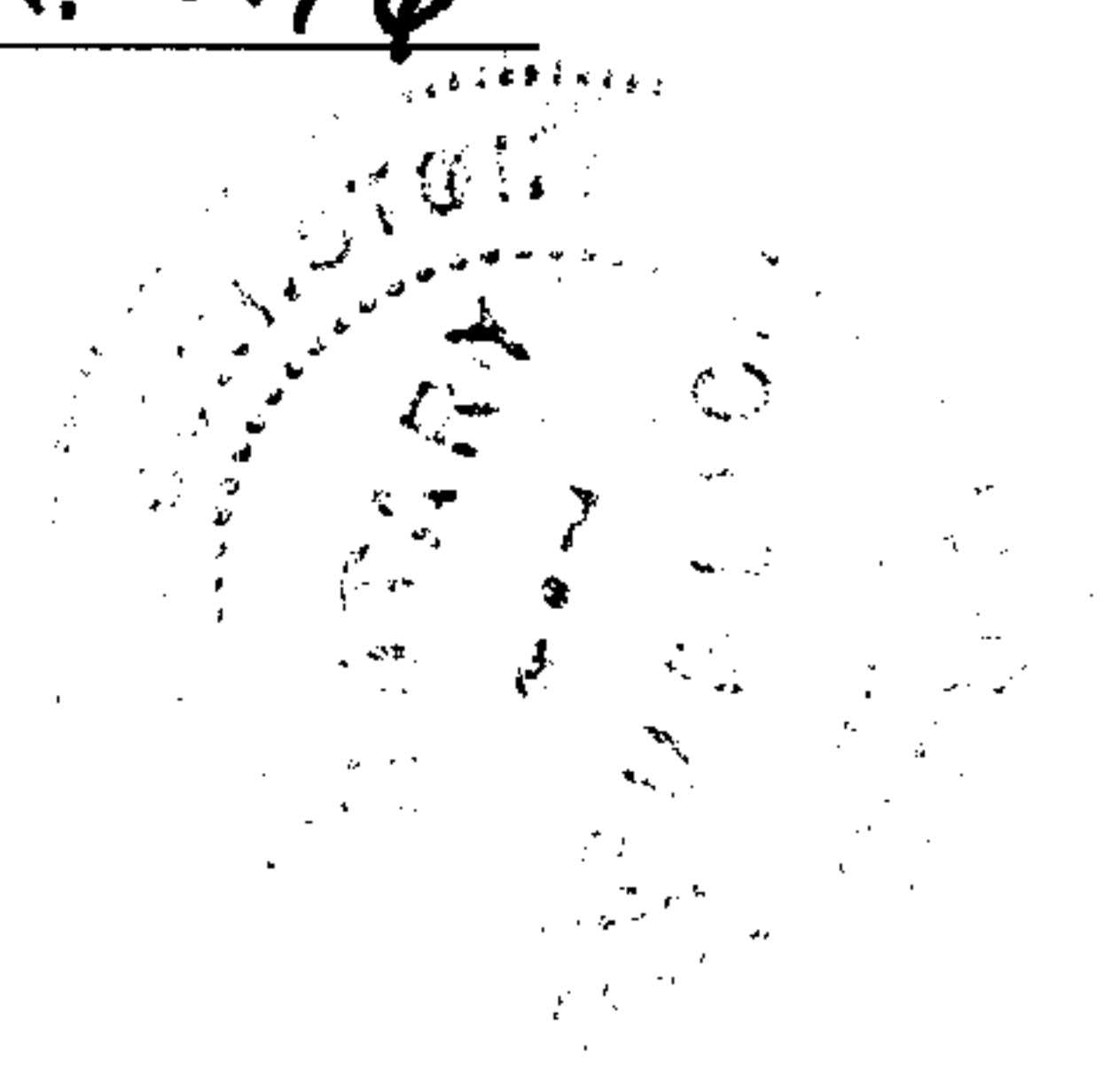
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that Carol J. Clemens and Peter J. Clemens, III, 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 21 day of February, 2012.

[Signature]
Notary Public
My Commission Expires: 2.3.16



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