

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Jerry R. Austin Trust  
c/o Jerry R. Austin  
P. O. Box 626  
Helena, Alabama 35080



20121012000392710 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
10/12/2012 10:40:37 AM FILED/CERT

## CORRECTIVE GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jerry R. Austin and Judy R. Austin, husband and wife, (hereinafter grantor, whether one or more), does grant, bargain, sell and convey unto **Jerry R. Austin and Judy R. Austin as co-trustees of the Jerry R. Austin Trust dated October 8, 1998** (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

See Exhibit "A" attached hereto and incorporated herewith as though fully set out herein.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**This Instrument is intended to correct that certain Warranty Deed recorded at Instrument #20060831000430820. Said Warranty Deed having contained an error in the name of Grantee.**

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on October 12, 2012.

  
Jerry R. Austin

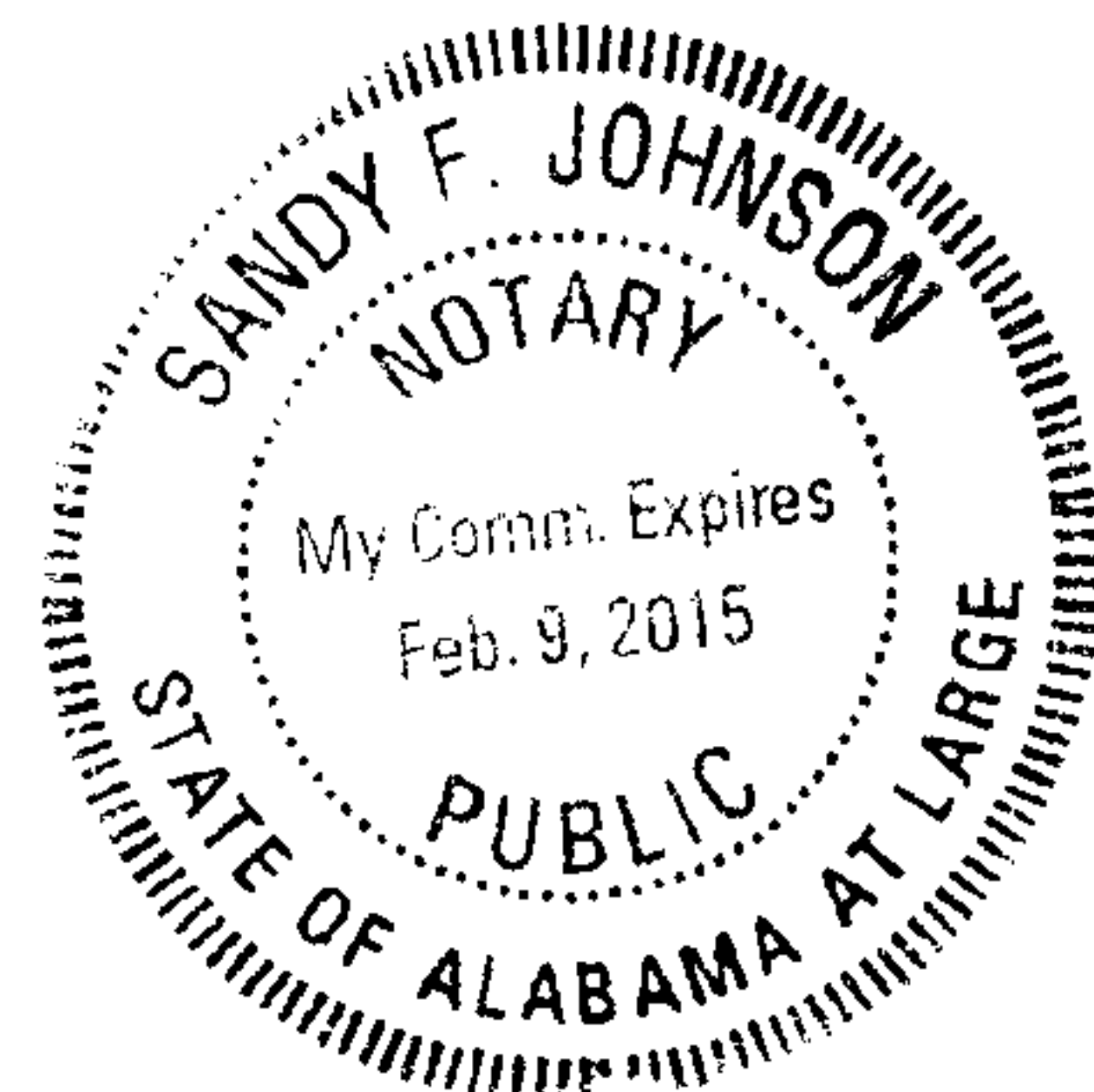
  
Judy R. Austin

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry R. Austin and Judy R. Austin, 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 on the day same bears date.

Given under my hand and official seal on the 12<sup>th</sup> day of October, 2012.

  
Notary Public  
Commission Expires:





20121012000392710 2/2 \$16.00  
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### EXHIBIT "A"

A part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 20 South, Range 3 West, and a part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 22, Township 20 South, Range 3 West, also being a part of Lots 5, 6, 7 and 8 of Block Temperance, according to Joseph Squire's Map of Helena as recorded in Map Book 3 Page 121 in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 20 South, Range 3 West, Helena, Shelby County, Alabama and run thence South 88 deg. 00 min. 00 sec. West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 545.50 feet to a point; Thence run South 30 deg. 00 min. 00 sec. West a distance of 66.90 feet to a point; Thence run North 60 deg. 00 min. 00 sec. West a distance of 10.00 feet to a found rebar corner and the point of beginning of the property being described; Thence run North 60 deg. 00 min. 00 sec. West a distance of 264.80 feet to a found open top pipe corner; Thence run North 00 deg. 53 min. 16 sec. West a distance of 97.70 feet to a found open top pipe corner; Thence run North 85 deg. 44 min. 48 sec. East a distance of 276.26 feet to a set rebar corner on the West margin of Third Street; Thence run South 14 deg. 24 min. 31 sec. East along the said West margin of Third Street a distance of 105.84 feet to the P.C. of a curve to the right having a central angle of 44 deg. 30 min. 41 sec. and a radius of 50.0 feet; Thence run along the arc of said curve an arc distance of 38.84 feet to the P.T. of said curve; Thence run South 30 deg. 06 min. 10 sec. West along the Northerly margin of Main Street a distance of 131.16 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.