

Parcel I.D. #:

Send Tax Notice To: Karen & Nelson McCrea
30930 Hwy. 25 North
Wilsonville, AL 35186

CORRECTIVE WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)



20121015000394170 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
10/15/2012 10:07:47 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Billy L. Stell, and Eloise Stell, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Karen Elizabeth McCrea and Nelson E. McCrea, a married couple**, hereinafter known as the GRANTEE;

Commence at the Northwest corner of a lot in Town of Wilsonville, Alabama, formerly known as the J.H. Pennington lot, and run thence in a Northeasterly direction along the East line of the Old Montgomery Public Road 123 feet to the Point of Beginning; Thence continue in a Northeasterly direction along said East line of said Old Montgomery Public Road a distance of 90 feet; Thence run Southeasterly along the south or southwest line of the Paul Smith lot a distance of 210 feet; Thence run Southwesterly parallel with the East line of said Old Montgomery Road, a distance of 90 feet, thence run in a Northwesterly direction a distance of 210 feet to the Point of Beginning, being a part of the NW 1/4 of the NW 1/4 of Section 6, Township 21, Range 2 East; being situated in Shelby County, Alabama.

AND

Commence at the NW corner of Section 6, Township 21 South, Range 2 East (Gun barrel found in place); Thence run Southerly along the West boundary line of said Section 6 a distance of 1313.43 feet to a point; Thence turn an angle of 87 degrees 19' 01" to the left and run Easterly a distance of 632.37 feet to a point on the Eastern right of way line of Alabama Highway No. 25 (iron found in place); Thence turn an angle of 61 degrees 55' 07" to the left and run Northeasterly along said Eastern right of way line of said Alabama Highway No. 25, a distance of 311.52 feet to a re-bar at the NW corner of the William Ray property (Real Book 025, page 671); Thence continue along the said Eastern right of way line of Alabama Highway No. 25 and along the same line of direction a distance of 151.36 feet to the Point of Beginning; Thence continue along said Eastern right of way line of Alabama Highway No. 25 and along the same line of direction a distance of 12.0 feet to a point; Thence turn an

angle of 91 degrees 23' 17" to the right and run Southeasterly along the present Southwest boundary line of the Billy L. Stell property, a distance of 213.28 feet to a point; Thence turn an angle of 89 degrees 56' 11" to the right and run Southwesterly a distance of 12.0 feet to a point; Thence turn an angle of 90 degrees 03' 49" to the right and run Northwesterly a distance of 213.0 feet to the Point of Beginning. Said parcel is lying in the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East and contains 0.06 acre.

Subject to any and all easements, rights of way and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided by the GRANTOR herein.

THIS DEED WAS PREPARED TO CORRECT THAT CERTAIN DEED RECORDED AS INSTRUMENT # 20050606000273350, IN THE SHELBY COUNTY PROBATE JUDGE'S OFFICE BY ADDING AN ADDITIONAL LEGAL DESCRIPTION FOR A STRIP OF REAL ESTATE MEASURING 12.0' BY 213.0' OWNED BY THE GRANTORS HEREIN BUT NOT INCLUDED ON THE ORIGINAL CONVEYANCE AS A RESULT OF THE GRANTOR NOT REMEMBERING THEY OWNED SUCH PARCEL.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 12 Day of OCT, 2012.

Billy L. Stell
Billy L. Stell
Grantor

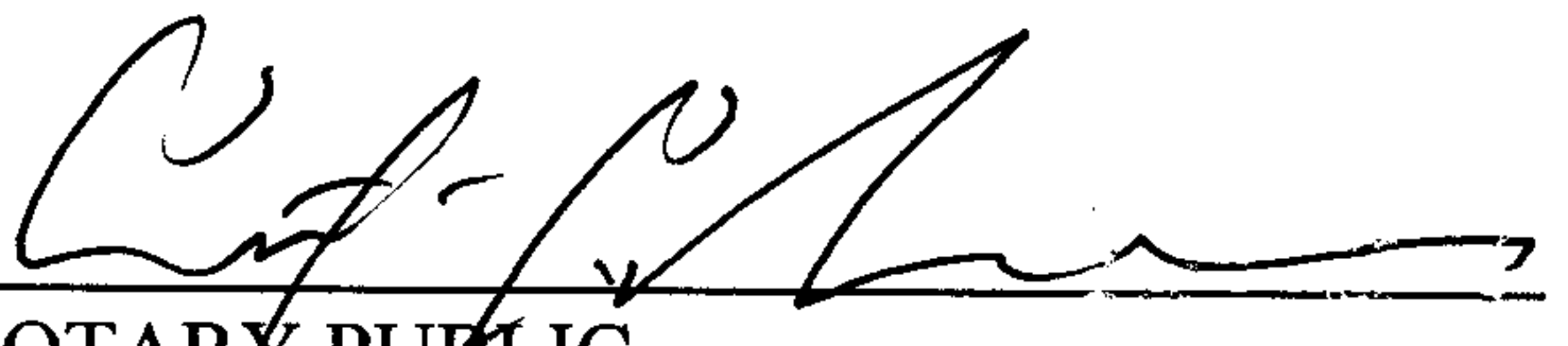
Eloise Stell
Eloise Stell
Grantor


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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Billy L. Stell* and *Eloise Stell, a married couple*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 12 Day of
OCT., 2012.



NOTARY PUBLIC
My Commission Expires: 09 March, 2016

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


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