


This instrument was prepared by:  
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Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway, Suite 210  
Birmingham, Alabama 35209

  
20130102000001680 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/02/2013 02:15:00 PM FILED/CERT

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## CORRECTIVE WARRANTY DEED

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STATE OF ALABAMA     )  
JEFFERSON COUNTY    )     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, and assumption of the herein described mortgage, the receipt whereof is acknowledged, I, **Greg Beers, A Married Man** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Evelyn Beers** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama to-wit:

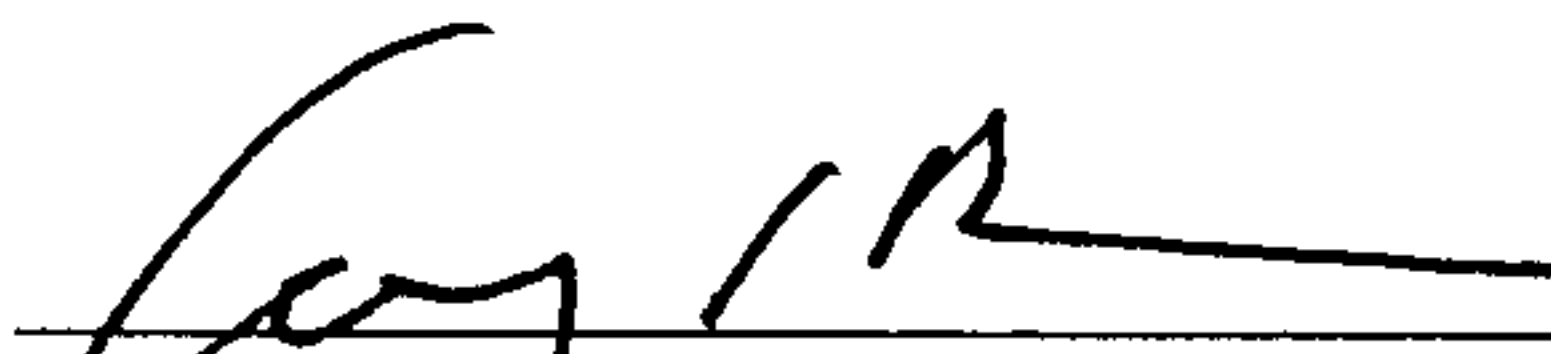
See Attached Exhibit "A" For Legal Description

This deed is a Corrective Warranty Deed of that certain Warranty Deed dated May 15, 2001, and recorded on May 16, 2001, in Instrument #2001-19886 in the Probate Office of Shelby County, Alabama, the purpose of this correction is to add the marital status of the Grantor, Greg Beers.

The property described in Exhibit "A" does not constitute the homestead of the Grantor or his spouse..

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned have hereto set her hand and seal this 27<sup>th</sup>  
day of December, 2012.

  
\_\_\_\_\_  
Greg Beers (L.S.)

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Beers, A Married Man, whose names is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of September, 2012.

[NOTARY SEAL]

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-17-16

# Exhibit A

## Legal Description

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as commencing at the NE corner of the NW 1/4 of the SE 1/4; of said Section thence run west along the north line of said 1/4-1/4 for 728.00 to the most easterly right of way line of Alabama Highway 119; thence  $36^{\circ}56'00''$  to the left and run southwesterly along road right of way for 58.45 feet to the beginning of a curve to the left having a radius of 1232.49 feet and subtending a central angle of  $8^{\circ}07'38''$ ; run thence southwesterly along arc of said curve for 174.83 feet to the point of beginning and also being a P.O.C. to the left having a radius of 1232.49 feet and subtending a central angle of  $16^{\circ}00'39''$ ; continue along arc of said curve for 344.41 feet; thence from tangent of said curve turn  $87^{\circ}22'22''$  left and run southeasterly for 217.10 feet to the most westerly right of way line of Old Montevallo Road; thence  $90^{\circ}00'00''$  left and run northeasterly along said right of way for 341.78 feet; thence  $90^{\circ}00'00''$  left and run northwesterly for 184.92 feet to the point of beginning.



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