

This instrument prepared by:  
John H. Henson  
1220 Alford Ave  
Birmingham, AL 35228

SEND TAX NOTICE TO:  
Brittany Knight and Joseph Knight  
42 Oak Trail  
Birmingham, AL 35242

This Corrective Deed is being recorded to correct the legal description of that certain deed recorded in  
Instrument #20130123000030280 in the Probate Office of Shelby County, Alabama.

CORRECTIVE WARRANTY DEED



20130802000315130 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/02/2013 01:22:57 PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Thirty-Two Thousand And No/100 Dollars (\$132,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jason A. Johnston and Brooke Johnston, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joseph Knight and Brittany Knight (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A"

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.

One Hundred Twenty Nine Thousand Six Hundred Nine and 00/100 (\$129,609.00) of the consideration is from a purchase money mortgage first mortgage filed in Instrument # 20130123000030290 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 20<sup>th</sup>, 2013.

Jason A. Johnston

Brooke Johnston

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason A. Johnston and Brooke Johnston who are known to me have 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 on 20<sup>th</sup> day of June, 2013.

Notary Public

Commission Expires

SUMMER DELAINE CARTER

Notary Public

State of Alabama

MY COMMISSION EXPIRES: APR 5, 2016

### EXHIBIT "A"

A certain tract or parcel of land lying and situated in Shelby County, Alabama, and being more particularly described as follows, to-wit:

#### PARCEL I

A parcel of land in the Northwest 1/4 of the Northeast 1/4 and in the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence run North along the West 1/4 - 1/4 line 120.00 feet to the point of beginning; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.29 feet; thence turn right 43 degrees 02 minutes 04 seconds and run Northwest 10.21 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northeast 10.99 feet; thence turn right 46 degrees 57 minutes 56 seconds and run East 44.25 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 36.03 feet to a point on the West side of county maintained road; thence turn left 90 degrees 00 minutes 00 seconds and run West along said road 41.22 feet; thence turn right 29 degrees 36 minutes 51 seconds and run Northwest along said road 64.58 feet; thence turn left 89 degrees 48 minutes 20 seconds and run Southwest 126.75 feet; thence turn left 29 degrees 56 minutes 06 seconds and run South 97.05 feet; thence turn left 90 degrees 00 minutes 32 seconds and run East 78.65 feet to the point of beginning.

Being the same property conveyed to Jason A. Johnson, a single individual, by deed from Lisa L. Beard and Jeff L. Beard, wife and husband, dated 01-03-03 and recorded 01-06-03 of record in Book 2003, Page 11220, in the Office of the Judge of Probate in Shelby County, Alabama.

Source of Title - Deed Book 2003, Page 11220

#### PARCEL II

Together with a parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 section, thence run North along the West 1/4-1/4 line 120.00 feet; thence turn right 89 degrees, 59 minutes, 28 seconds and run East 81.51 feet; thence turn left 89 degrees, 51 minutes, 53 seconds and run North 123.71 feet to the point of beginning; thence continue last course 15.00 feet; thence turn left 90 degrees, 00 minutes, 00 seconds and run West 44.25 feet; thence turn left 46 degrees, 57 minutes, 56 seconds and run Southwest 10.99 feet; thence turn left 90 degrees, 00 minutes, 00 seconds and run Southeast 10.21 feet; thence turn left 43 degrees, 23 minutes, 04 seconds and run East 44.29 feet to the point of beginning.

Being the same property conveyed to Jason A. Johnson, a single individual, by deed from Lisa L. Beard and Jeff L. Beard, wife and husband, dated 06-30-04 and recorded 07-26-04 of record in Book 2004, Page 12920, in the Office of the Judge of Probate in Shelby County, Alabama.

Source of Title - Deed Book 2004, Page 12920

SUBJECT TO an easement 10 feet wide, 5 feet on each side of the following described centerline, in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 17; thence run North along the West 1/4 - 1/4 line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 38.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 95.71 feet to the point of beginning of said centerline; thence continue last Course 35.00 feet to the end of said centerline.



20130802000315130 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/02/2013 01:22:57 PM FILED/CERT