

**** This instrument is being re-recorded to correct legal description****

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: McDonald Strong
489 Hwy 74
Chelsea al. 35043

Corrective
WARRANTY DEED



20130322000119790 1/3 \$186.50
Shelby Cnty Judge of Probate, AL
03/22/2013 10:37:11 AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Sixty Eight Thousand Twenty Six dollars and Ninety cents (\$168,026.90) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Phillip Franklin Moore, a married man (as to Tract I) and Phillip Franklin Moore and wife, Deborah Moore (as to Tract II) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto McDonald Strong (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 20th day of March, 2013.

_____	(SEAL)	<u>Phillip Franklin Moore</u>	(SEAL)
		Phillip Franklin Moore (as to Tract I)	
_____	(SEAL)	<u>Phillip Franklin Moore</u>	(SEAL)
		Phillip Franklin Moore (as to Tract II)	
_____	(SEAL)	<u>Deborah Moore</u>	(SEAL)
		Deborah Moore (as to Tract II)	
		_____	(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

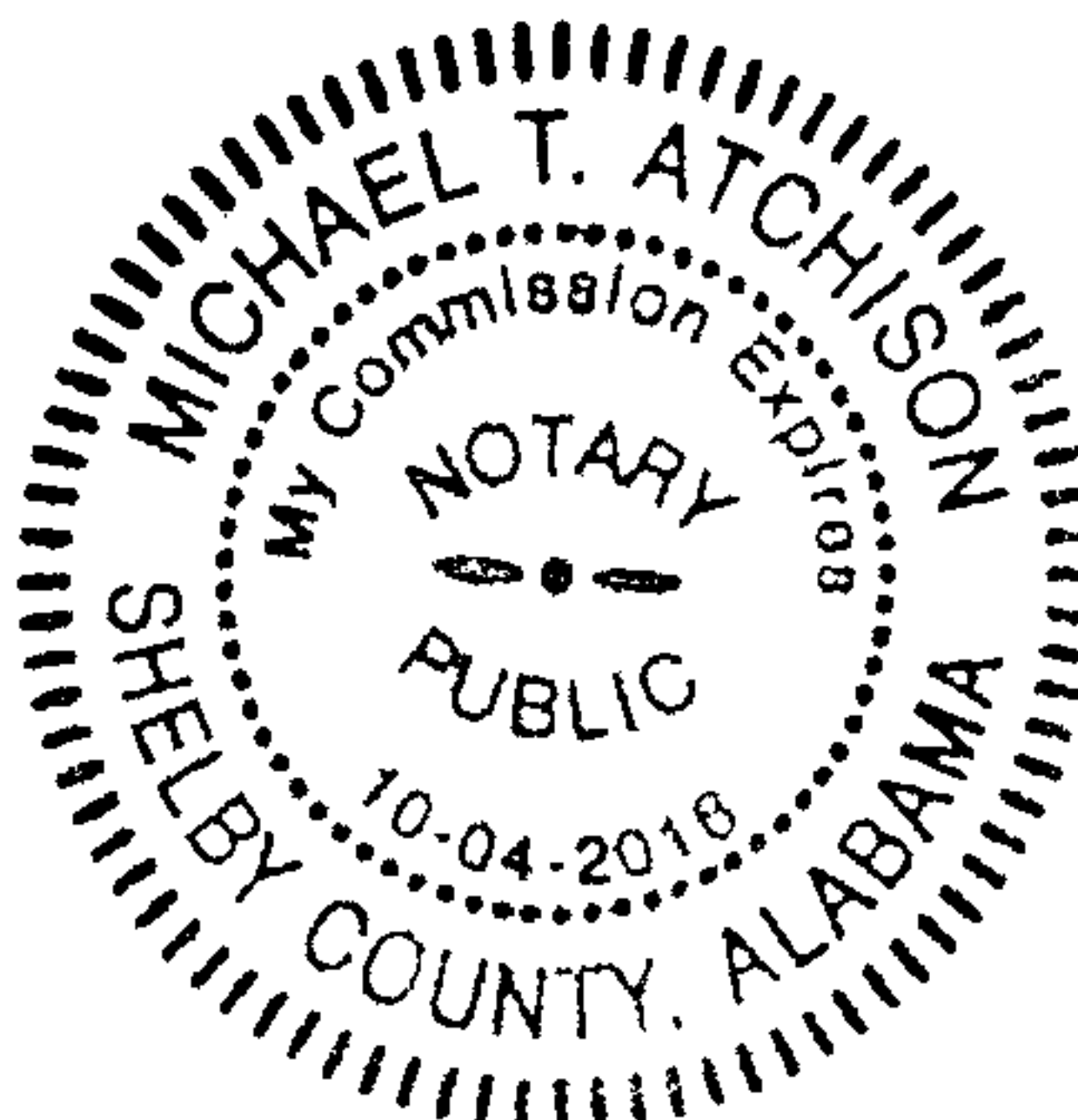
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Phillip Franklin Moore (as to Tract I) and Phillip Franklin Moore and Deborah Moore (as to Tract II) whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on 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 20th day of March, 2013.

My Commission Expires: 10-4-16

[Signature]
Notary Public

Shelby County, AL 03/22/2013
State of Alabama
Deed Tax: \$168.50



20130905000361900 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
09/05/2013 03:26:55 PM FILED/CERT

EXHIBIT A

TRACT I:

Commence at the southwest corner of the NE $\frac{1}{4}$ of section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run North 33 degrees 30 minutes 11 seconds East for 726.48 feet to the point of beginning. From said point of beginning run South 81 degrees 30 minutes 37 seconds East for 958.30 feet; thence run North 00 degrees 03 minutes 37 seconds East for 221.88 feet to the centerline of Yellowleaf Creek; thence along said centerline of creek the following calls: North 38 degrees 12 minutes 36 seconds East for 174.85; North 31 degrees 47 minutes 46 seconds West for 151.39; North 44 degrees 45 minutes 52 seconds West for 86.12 feet; North 34 degrees 28 minutes 08 seconds West for 181.01 feet; North 40 degrees 44 minutes 02 seconds West for 184.20 feet; North 67 degrees 41 minutes 40 seconds West for 293.33 feet; South 30 degrees 39 minutes 46 seconds West for 102.19 feet and North 79 degrees 01 minute 21 seconds West for 259.55 feet; thence leaving said creek, run South 08 degrees 29 minutes 23 seconds West for 777.79 feet to the point of beginning.

TRACT II:

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 16 minutes 10 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 656.50 feet to the point of beginning; thence continue southerly along said line a distance of 486.30 feet to the centerline of Yellowleaf Creek; thence South 79 degrees 01 minute 21 seconds East along said centerline a distance of 782.40 feet; thence North 30 degrees 39 minutes 46 seconds East along said centerline, a distance of 102.19 feet; thence South 67 degrees 41 minutes 40 seconds east along said centerline a distance of 293.33 feet; thence South 40 degrees 44 minutes 02 seconds East along said centerline, a distance of 184.20 feet; thence South 34 degrees 28 minutes 08 seconds East along said centerline, a distance of 181.01 feet; thence South 44 degrees 45 minutes 52 seconds East along said centerline a distance of 86.12 feet; thence South 31 degrees 47 minutes 46 seconds East along said centerline, a distance of 151.39 feet; thence South 38 degrees 12 minutes 36 seconds West along said centerline a distance of 174.85 feet; thence South 83 degrees 05 minutes 13 seconds East along said centerline, a distance of 167.01 feet; thence North 01 degrees 35 minutes 35 seconds West and leaving said centerline, a distance of 1,051.13 feet; thence South 87 degrees 28 minutes 07 seconds West, a distance of 155.38 feet; thence North 00 degrees 18 minutes 37 seconds West, a distance of 253.58 feet; thence South 89 degrees 52 minutes 02 seconds, a distance of 664.29 feet; thence South 89 degrees 54 minutes 29 seconds West, a distance of 664.46 feet to the point of beginning.

Situated in Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Charlotte Moore Williams, by deed recorded in Inst. No. 20110131000031670, in Probate Office.

LESS AND EXCEPT that portion previously conveyed to John G. Pugh and Sharon Pugh by deed recorded in Inst. No. 2012010500005110, in Probate Office.,


ALSO, Easement for ingress, egress and utilities' described as follows:


Easement A:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run South 66 degrees, 04 minutes, 05 seconds West for 901.67 feet to the South margin of Blanton Street and the centerline and Point of Beginning of a proposed 30 foot Ingress and Egress and Utility Easement. From said P.O.B. run along said centerline of said easement the following calls: South 55 degrees, 43 minutes, 51 seconds West for 190.28 feet; South 34 degrees, 04 minutes, 04 seconds West for 202.37 feet; South 65 degrees, 52 minutes, 06 seconds West for 95.71 feet; North 88 degrees, 04 minutes, 28 seconds West for 180.48 feet; and South 86 degrees, 49 minutes, 46 seconds West for 109.37 feet. Said easement being 15 feet left and 15 feet right of the above described centerline and for the purposes of Ingress, Egress and Utilities.

Easement B:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run South 66 degrees, 04 minutes, 05 seconds West for 901.67 feet to the South margin of Blanton Street and the centerline of a proposed 30 foot Ingress and Egress and Utility easement. Thence run along said centerline of said easement the following calls: South 55 degrees, 43 minutes, 51 seconds West for 190.28 feet; South 34 degrees, 04 minutes, 04 seconds West for 202.37 feet; South 65 degrees, 52 minutes, 06 seconds West 95.71 feet; North 88 degrees, 04 minutes, 28 seconds West for 180.48 feet to the Point of Beginnings of Easement B. Being a proposed 30 foot Ingress and Egress and Utility easement. From said P.O.B. run South 50 degrees, 57 minutes, 11 seconds West for 124.52 feet. Said easement being 15 feet left and 15 feet right of the above described line and for the purpose of Ingress and Egress and Utilities.


20130905000361900 2/4 \$24.00
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20130322000119790 2/3 \$186.50
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Phillip Moore
Mailing Address Rt. Box 348
Childersburg AL
35044

Grantee's Name McDonald Strongy
Mailing Address 489 Hwy 74
Chelsed AL 35043

Property Address Vacant Lot
off
Masonry Dr.
Brick Ln + Moore Dr.

Date of Sale 3-20-13
Total Purchase Price \$168,026.90
Or
Actual Value \$ _____
Or
Assessors Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 3-20-13

Print Phillip Moore

☐ Unattested _____
(verified by)

Sign Phillip Franklin Moore
(Grantor/Grantee/Owner/Agent) circle one



20130905000361900 3/4 \$24.00
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EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the Northeast ¼ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 00 degrees 03 minutes 33 seconds East for 664.63 feet to the point of beginning, being in the centerline of a 100-foot Alabama Power transmission line easement; from said point of beginning, run along said centerline of said easement South 81 degrees 30 minutes 37 seconds East for 406.53 feet; thence leaving said easement, run North 08 degrees 29 minutes 23 seconds East for 777.79 feet to the centerline of Yellowleaf Creek; thence along said centerline of said creek North 79 degrees 01 minutes 21 seconds West for 522.85 feet; thence leaving said creek run South 00 degrees 15 minutes 24 seconds West for 808.82 feet to the point of beginning.
According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

Begin at the Southeast corner of the Northeast ¼ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 88 degrees 42 minutes 10 seconds East for 449.86 feet to the centerline of Yellowleaf Creek; thence along said centerline of said creek the following calls: North 59 degrees 18 minutes 44 seconds West for 307.55 feet; North 21 degrees 29 minutes 24 seconds East for 116.95 feet; North 61 degrees 33 minutes 47 seconds West for 91.14 feet; South 00 degrees 05 minutes 34 seconds East for 101.12 feet; South 59 degrees 01 minutes 47 seconds West for 28.00 feet; North 65 degrees 37 minutes 23 seconds West for 160.98 feet; North 06 degrees 36 minutes 17 seconds West for 73.74 feet; North 16 degrees 12 minutes 08 seconds West for 107.24 feet; South 83 degrees 19 minutes 04 seconds West for 84.65 feet; South 10 degrees 05 minutes 06 seconds West for 54.17 feet; North 74 degrees 45 minutes 46 seconds West for 99.75 feet; North 08 degrees 10 minutes 28 seconds West for 90.22 feet; North 50 degrees 00 minutes 48 seconds West for 86.86 feet; and North 77 degrees 17 minutes 53 seconds West for 76.71 feet to the East right of way of Moore Drive; thence along said road, South 00 degrees 00 minutes 00 seconds East for 22.00 feet; thence continue along said road along a curve to the left having a radius of 222.92 feet and a chord bearing and distance of South 13 degrees 54 minutes 43 seconds West for 267.28 feet; thence continue along said road along a curve to the left having a radius of 756.74 feet and a chord bearing and distance of South 38 degrees 58 minutes 36 seconds East for 373.96 feet; thence leaving said road, run North 89 degrees 50 minutes 36 seconds East for 233.97 feet to the point of beginning.
According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

Commence at the Southwest corner of the Northeast ¼ of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run North 00 degrees 03 minutes 33 seconds East for 664.63 feet; thence run South 81 degrees 30 minutes 37 seconds East for 1364.83 feet to the point of beginning, said point of beginning being in the centerline of a 100-foot Alabama Power transmission line easement; from said point of beginning, run along said centerline of said easement South 81 degrees 30 minutes 38 seconds East for 789.95 feet to the West right of way of Moore Drive; thence along said road along a curve to the right having a radius of 282.92 feet and a chord bearing and distance of North 19 degrees 06 minutes 35 seconds East for 241.52 feet; thence run North 00 degrees 00 minutes 00 seconds East for 20.00 feet to the centerline of Yellowleaf Creek; thence along said centerline of said creek the following calls: North 86 degrees 06 minutes 24 seconds West for 61.07 feet; South 64 degrees 05 minutes 30 seconds West for 102.68 feet; North 57 degrees 08 minutes 06 seconds West for 227.98 feet; South 76 degrees 50 minutes 35 seconds West for 79.24 feet; South 89 degrees 34 minutes 43 seconds West for 272.76 feet and North 80 degrees 37 minutes 10 seconds West for 167.68 feet; thence leaving said creek, run South 00 degrees 03 minutes 37 seconds West for 221.88 feet to the point of beginning.
According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

