

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
DARRYL J KATHERINE HENTON
137 TURKEY HOLLOW ROAD
HARPERSVILLE, AL.
35078

CORRECTIVE JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy Thousand and 00/100 Dollars (\$70,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Chandler Property, LLC, herein referred to as Grantor, whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242 (whether one or more), grant, bargain, sell and convey unto Darryl W. Henton and Katherine Henton, (herein referred to as Grantee, whether one or more) whose mailing address is 137 Turkey Hollow Road, Harpersville, AL 35078, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in Shelby County, Alabama, the address of which is 137 Turkey Hollow Road, Harpersville, AL 35078, to-wit:

See schedule A attached hereto and incorporated by reference herein.

This is a corrective deed correcting that certain deed recorded in Instrument Number 20130926000387870 Probate Office of Shelby County, Alabama (the Original Deed) in order to correct the legal description contained in the Original Deed.

SUBJECT TO: (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no assessments or dues owing any governmental or quasi governmental entity with respect to the property conveyed herein.

Randall H. Goggans is the authorized member of Grantor and is authorized to execute this conveyance.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, 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 persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 27 day of NOVEMBER, 2013.

Chandler Property, LLC

By: Randall H. Goggans

Randall H. Goggans, Authorized Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Authorized Member of Chandler Property, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 27 day of NOVEMBER, 2013.


20131204000470670 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
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Notary Public

My Commission Expires: 3.1.14

SCHEDULE A
(continued)

LEGAL DESCRIPTION

A parcel of land situated in the SW ¼ of the NW ¼ of Section 18, Township 19 South, Range 2 East and being more particularly described as follows:

Begin at the NE corner of the SW ¼ of the NW ¼ of Section 18, Township 19 South, Range 2 East and run along the East line of said ¼ S 01°48'02" E 1339.46 feet to the SE corner of said ¼; thence run along the South line of said ¼ S 89°36'55" W 650.19 feet; thence run N 01°48'02" W 1341.19 feet; thence run N 89°46'02" E 650.24 feet to the point of beginning.

Also included is a 30 foot access easement which is described as follows: Commence at the SW corner of the SW ¼ of the NW ¼ of Section 18, Township 19 South, Range 2 East and run along the South line of said ¼ N 89°36'55" E 401.71 feet to the point of beginning of a 30 foot access easement; thence run N 00°23'05" W 30.00 feet; thence run N 89°36'55" E 244.47 feet; thence run S 01°48'02" E 30.01 feet to the South line of said ¼; thence run along said line S 89°36'55" W 245.21 feet to the point of beginning of said easement.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENTS

EXISTING INGRESS/EGRESS & UTILITY EASEMENT 'A'

An easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the NE 1/4 at Section 24, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 23, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found in place and the Point of Beginning; thence S 02°52'53" W a distance of 1050.98 feet to a point; thence S 86°57'34" E a distance of 49.90 feet to a point; thence S 03°23'29" W a distance of 1292.42 feet to the northerly right-of-way of Westover Road; thence along said right-of-way N 79°48'37" W a distance of 100.27 feet; thence leaving said right-of-way N 03°22'32" E a distance of 1280.03 feet to a point; thence N 02°52'30" E a distance of 1051.46 feet to a 1/2' open top found in place at the southwest corner of the SE 1/4 of Section 13; thence N 2°09'45" W along the west line of said SE 1/4 a distance of 75.61 feet to a point on the centerline of a creek; thence S 74°20'51" E along said centerline 55.03 feet to a point; thence S 00°04'59" W a distance of 63.94 feet to the Point of Beginning.

INGRESS/EGRESS & UTILITY EASEMENT 'B'


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SCHEDULE A
(continued)

An easement being a portion of that certain tract of land as described in Instrument No, 20071228000583290 in the Judge of Probate Office Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East said Shelby County and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence N 90°00'00" W a distance of 2508.34 feet to a 2" open top found; thence N 00°04'59" E a distance of 25.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence S 89°55'01" E a distance of 151.87 feet to a point; thence N 42°44'37" E a distance of 99.53 feet to a point; thence N 62°02'29" E a distance of 251.31 feet to a point; thence N 53°47'07" E a distance of 181.06 feet to a point; thence N 45°10'41" E a distance of 229.78 feet to a point; thence N 33°15'26" E a distance of 85.00 feet to a point; thence N 34°59'01" E a distance of 105.62 feet to a point; thence N 52°09'05" E a distance of 65.55 feet to a point; thence N 76°13'00" E a distance of 97.03 feet to a point; thence N 37°09'15" E a distance of 149.46 feet to a point; thence N 42°30'04" E a distance of 116.85 feet to a point; thence N 53°00'17" E a distance of 189.48 feet to a point; thence N 64°36'47" E a distance of 288.93 feet to a point; thence N 67°59'49" E a distance of 336.73 feet to a point; thence N 80°23'44" E a distance of 93.78 feet to a point; thence S 82°47'47" E a distance of 68.78 feet to a point; thence S 63°26'42" E a distance of 129.14 feet to a point; thence N 88°39'43" E a distance of 50.21 feet to a point; thence S 81°24'47" E a distance of 79.01 feet to a point; thence N 56°47'35" E a distance of 43.76 feet to a point; thence N 26°26'46" E a distance of 75.78 feet to a point; thence N 10°01'16" E a distance of 12.99 feet to a point; thence N 24°57'02" E a distance of 76.29 feet to a point; thence N 06°14'52" W a distance of 106.75 feet to a point; thence N 23°47'56" W a distance of 66.02 feet to a point; thence N 12°29'47" W a distance of 68.25 feet to a point; thence N 11°26'45" W a distance of 88.80 feet to a point; thence N 33°55'10" W a distance of 35.47 feet to a point; thence N 63°19'56" W a distance of 79.17 feet to a point; thence N 42°54'34" W a distance of 50.20 feet to a point; thence N 22°19'54" W a distance of 57.42 feet to a point; thence N 17°16'44" E a distance of 112.67 feet to a point; thence N 71°34'18" E a distance of 51.09 feet to a point; thence N 68°05'58" E a distance of 34.86 feet to a point; thence N 29°50'58" E a distance of 205.59 feet to a point; thence N 52°44'49" E a distance of 289.89 feet to a point; thence N 53°51'28" E a distance of 350.78 feet to a point; thence N 42°25'04" E a distance of 67.77 feet to a point; thence N 03°15'16" E a distance of 53.42 feet to the Point of Ending lying on the Northern line of that certain tract of land.



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