



Shelby Cnty Judge of Probate, AL
02/26/2014 10:36:39 AM FILED/CERT

This instrument was prepared by:

Michael B. Odom
Haskell Slaughter Young & Rediker, LLC
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Robert B. Franklin
10699 Old Highway 280
Chelsea, Alabama 35043

This Deed of Correction is recorded to correct the legal description contained in the Warranty Deed, Joint Tenants with Right of Survivorship, previously recorded on March 3, 2010, at Instrument Number 20100303000061840 in the Office of the Judge of Probate of Shelby County, Alabama.

DEED OF CORRECTION

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, William M. Thomas, Jr. a/k/a Billy Thomas, a married man, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Robert B. Franklin and Amanda M. Franklin (herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

Subject to all matters of record including easements, restrictions, rights of way, and permits of record.

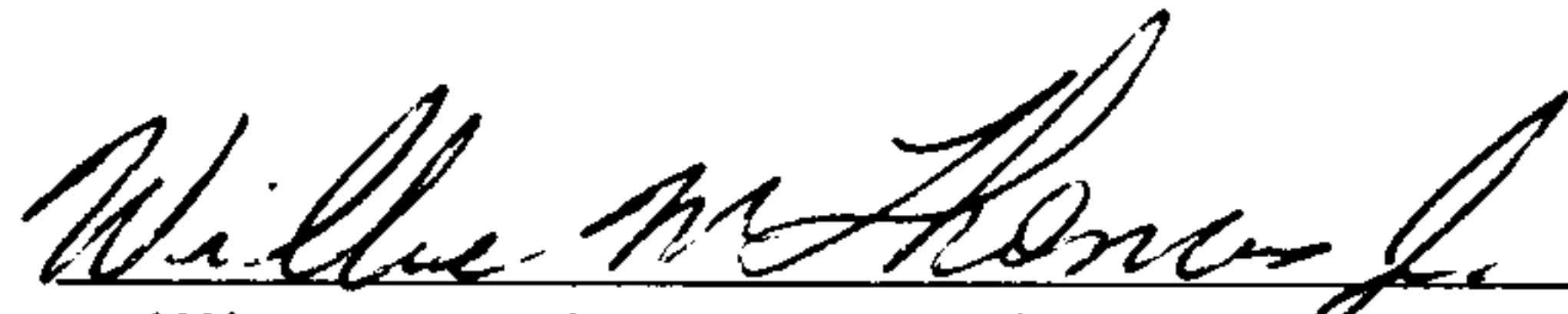
Grantor warrants that aforesaid Property is not Grantor's homestead.

TO HAVE AND TO HOLD to the Grantees 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.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, Grantor has hereunto caused this instrument to be executed effective as of the 22 day of August, 2013.

GRANTOR:

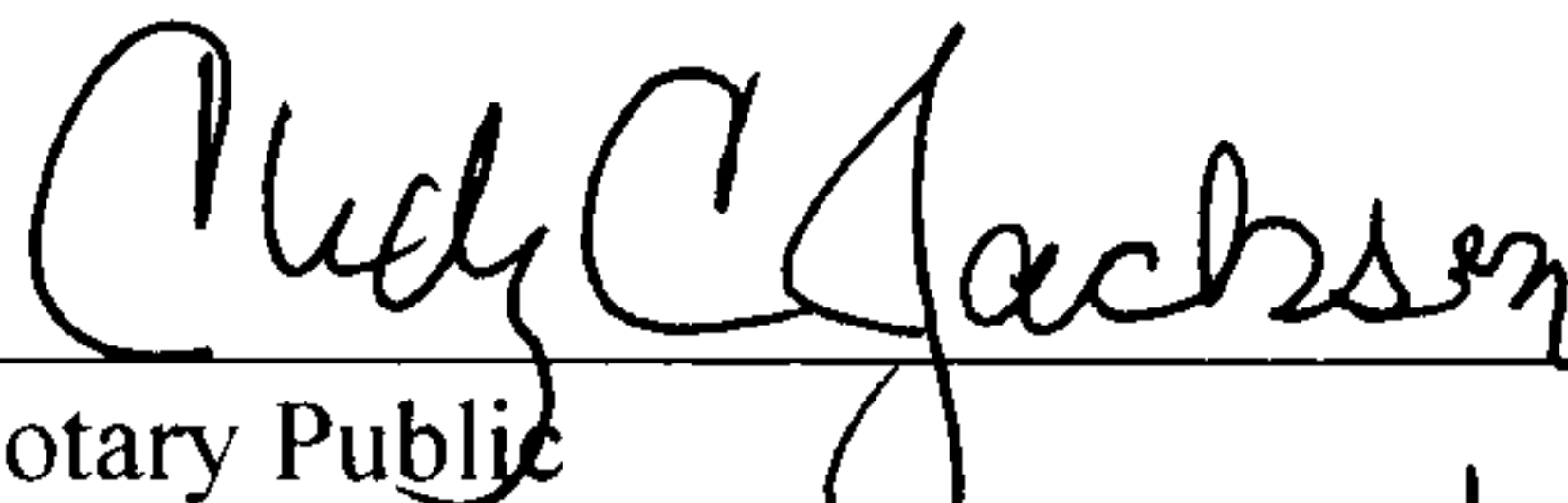

William M. Thomas, Jr. a/k/a Billy Thomas

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, CINDY C. JACKSON, the undersigned Notary Public, in and for said County and State hereby certify that William M. Thomas, Jr. a/k/a Billy Thomas, 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22ND day of August, 2013.


Notary Public

[Notarial Seal]

My Commission Expires: 2/28/2016

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EXHIBIT A

: Commence at a pole in place being the Northeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, said point being South 01° 18' 37" East of and 2.83 feet from the Southeast corner of Lot No. 1 of The Shoppes At the Narrows Phase 1 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map book 25 at Page 32; thence proceed South 01° 18' 37" East along the East boundary of said Southwest one-fourth of the Southwest one-fourth for a distance of 179.87 feet; thence proceed South 89° 44' 22" West for a distance of 908.41 feet to a point on the Southwesterly boundary of the CSX Railroad 100 foot right-of-way, said point being the point of beginning. From this beginning point proceed North 50° 57' 16" West along the Southwesterly boundary of said railroad right-of-way for a distance of 230.29 feet (set 1/2" rebar); thence proceed South 46° 57' 06" West for a distance of 233.39 feet (set 1/2" rebar); thence proceed South 26° 08' 41" East for a distance of 177.57 (set 1/2" rebar) to the bank of a creek; thence continue South 26° 08' 41" East for a distance of 47.60 feet to the center of said creek; thence proceed North 57° 52' 15" East along the center of said creek for a distance of 99.50 feet; thence North 68° 51' 11" East along the center of said creek for a distance of 80.82 feet; thence proceed North 33° 59' 16" East along the center of said creek for a distance of 161.98 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 27 Township 19 South, Range 1 West, Shelby County, Alabama.



20140226000052510 3/3 \$21.00
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