

This is a Corrective Deed to correct deed recorded in Instrument 20140519000150060. This Corrective Deed is adding the marital status of the grantor, the middle initial of the grantor, an easement to Parcel I and to add the surviving grantee language.

SEND TAX NOTICE TO:  
Scott and Amy Simoneaux  
460 Homestead Drive  
Wilsonville, AL 35186

THIS INSTRUMENT PREPARED BY:  
Shannon R. Crull  
Shannon Crull, P.C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209  
(205) 868-1119

STATE OF ALABAMA )

**CORRECTIVE GENERAL  
WARRANTY DEED WITH  
JOINT RIGHTS OF SURVIVORSHIP**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Five Hundred and 00/100 Dollars (\$500.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **Elsie R. Arnett, a widow** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scott Simoneaux and Amy Simoneaux** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in SHELBY County, Alabama, to wit:

Parcel I:

Commence at the NE Corner of Section 18, Township 22 South, Range 2 East, thence run S 89 degrees 31 minutes 50 seconds W along said ¼ - ¼ line a distance of 609.92 feet; thence run S 00 degrees 41 minutes 20 seconds W a distance of 1943.39 feet to the point of beginning; thence run S 89 degrees 33 minutes 50 seconds W a distance of 63.57 feet; thence run S 89 degrees 30 minutes 27 seconds W a distance of 118.05 feet; thence run S 89 degrees 04 minutes 27 seconds W a distance of 471.19 feet; thence run S 04 degrees 56 minutes 58 seconds W a distance of 190.91 feet; thence run S 89 degrees 24 minutes 20 seconds E a distance of 474.23 feet; thence run S 86 degrees 24 minutes 38 seconds E a distance of 505.71 feet to a point on a curve on the west right of way of Homestead Drive, said curve having a central angle of 14 degrees 20 minutes 10 seconds and a radius of 265.86 feet; thence northeasterly along said curve a distance of 66.52 feet to the point of tangent; thence run N 04 degrees 42 minutes 20 seconds E a distance of 105.68 feet to the beginning of a curve to the right, said curve having a central angle of 06 degrees 10 minutes 03 seconds and a radius of 655.49 feet; thence northeasterly along said curve a distance of 70.56 feet; thence run N 86 degrees 24 minutes 38 seconds W a distance of 341.29 feet to the point of beginning, containing 5.10 acres, more or less.

Also:

An undivided non-exclusive interest along with all other real estate owners within The Homestead Subdivision for the right of ingress and egress for recreational water borne vehicles to the waters of Lay Lake, described as starting at the Southwest corner of Homestead Canal as shown on the map of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87, in the Probate Office of Shelby County, Alabama, begin at the Southwest corner; thence running North 77 degrees 57 minutes 51 seconds East a distance of 63.14 feet to a point, thence South 13 degrees 11 minutes 50 seconds East a distance of 47.17 feet to a point on the North right of way line of Homestead Drive; thence South 79 degrees 11 minutes 01 seconds West a distance of 61.38 feet to a point; thence North 15 degrees 26 minutes 19 seconds West a distance of 45.94 feet to the point of beginning.



Parcel II:

A Parcel of land situated in Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:


Commence at the NE corner of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 89 degrees 32 minutes 35 seconds W, a distance of 609.92 feet; thence S 00 degrees 42 minutes 05 seconds W, a distance of 1,943.39 feet; thence S 89 degrees 34 minutes 35 seconds W, a distance of 63.57 feet; thence S 89 degrees 04 minutes 12 seconds W, a distance of 118.05 feet; thence S 03 degrees 35 minutes 45 seconds W, a distance of 227.99 feet; thence N 86 degrees 24 minutes 20 seconds W, a distance of 315.23 feet to the POINT OF BEGINNING; thence continue westerly along said line, a distance of 159.00 feet; thence S 04 degrees 56 minutes 58 seconds W, a distance of 189.09 feet; thence S 84 degrees 34 minutes 05 seconds E, a distance of 155.00 feet; thence N 06 degrees 07 minutes 06 seconds E, a distance of 194.20 feet, to the POINT OF BEGINNING. Containing 0.69 acres, more or less.

Subject to: (i) those taxes and special assessments which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

Elsie R. Arnett is the surviving grantee in that certain Warranty Deed recorded in Instrument 1999-08754 and corrected in Instrument 2000-13537. Alfred W. Arnett having died in or about May 25<sup>th</sup>, 2005.

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the 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, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I/we have hereunto caused this instrument to be executed this 15 day of August, 2014.

  
Elsie R. Arnett

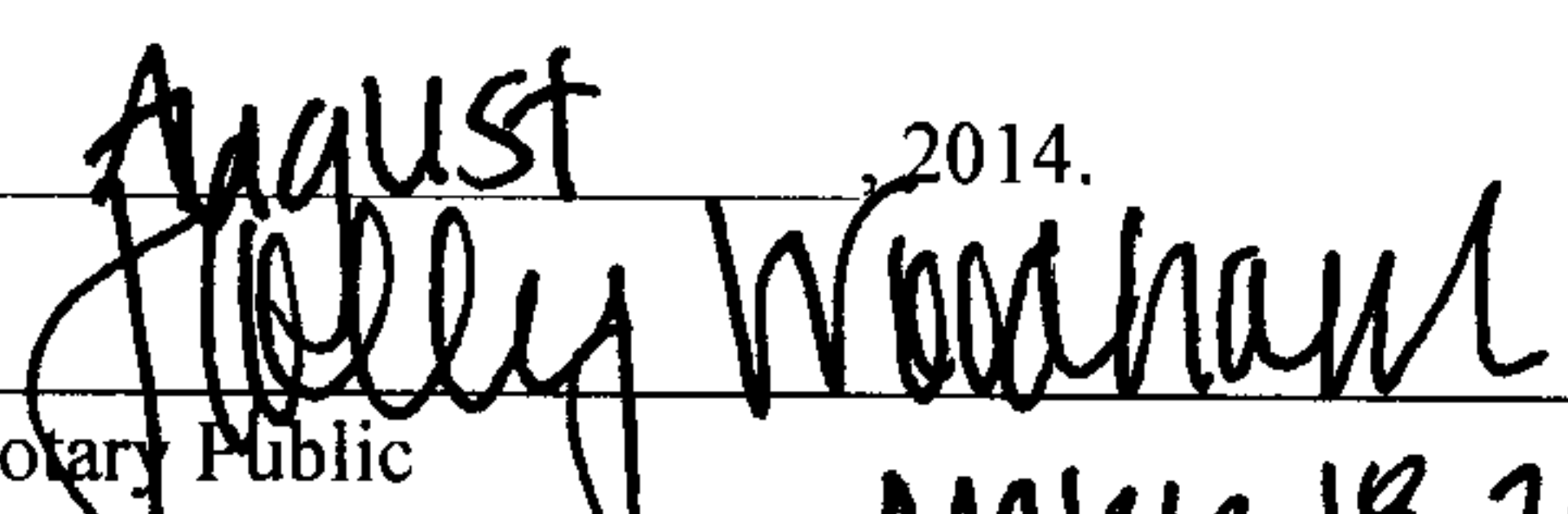
STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Elsie R. Arnett, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of August, 2014.

[NOTARIAL SEAL]

  
Notary Public  
My commission expires: March 18, 2018