

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-14-21591

Send Tax Notice To: Ashley N. Gray  
118 Mooney Rd.  
Columbiana, AL 35051

  
20141208000385610 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
12/08/2014 03:33:09 PM FILED/CERT

## CORRECTIVE WARRANTY DEED

**This instrument is being re-recorded to correct instrument #20140902000275370.**  
State of Alabama

*To correct the legal description*

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, I or we, **Christian B. Nivens, a married man and Lesa W. Nivens, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ashley N. Gray**, (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

**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$122,735.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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.

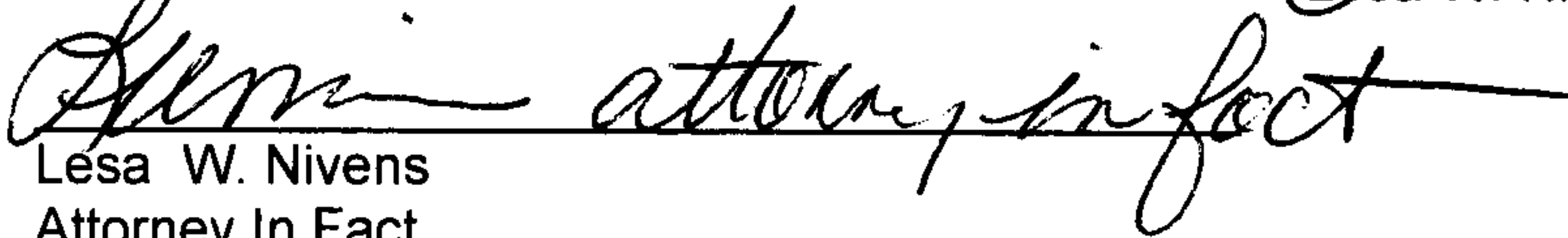
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of August, 2014.



Christian B. Nivens



Lesa W. Nivens

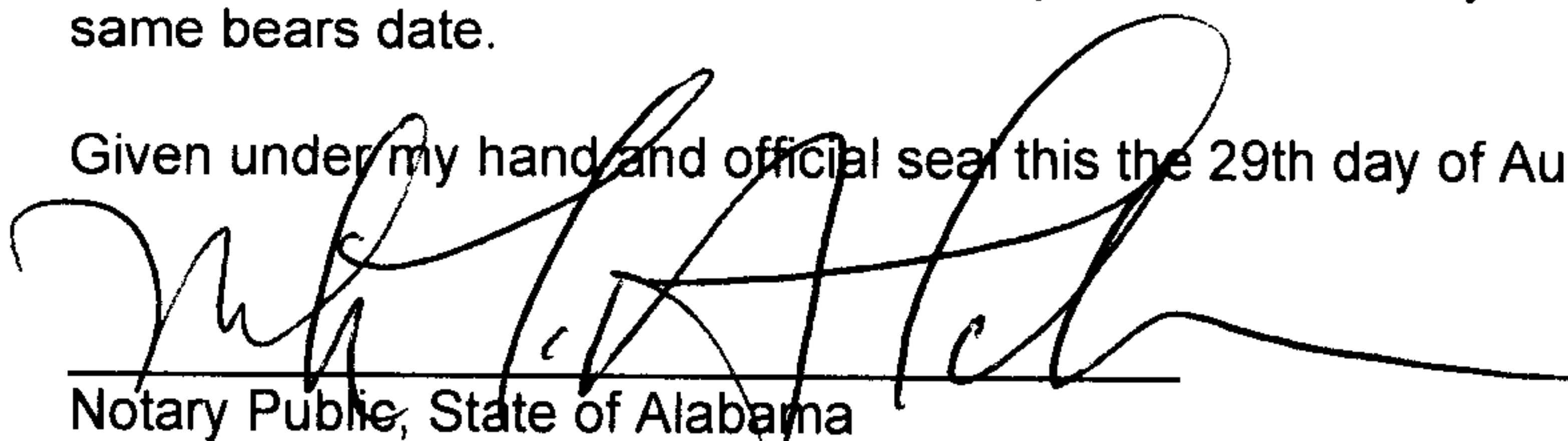
  
Lesa W. Nivens  
Attorney In Fact

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Christian B. Nivens by Lesa W. Nivens, as Attorney In Fact and Lesa W. Nivens, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, 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.

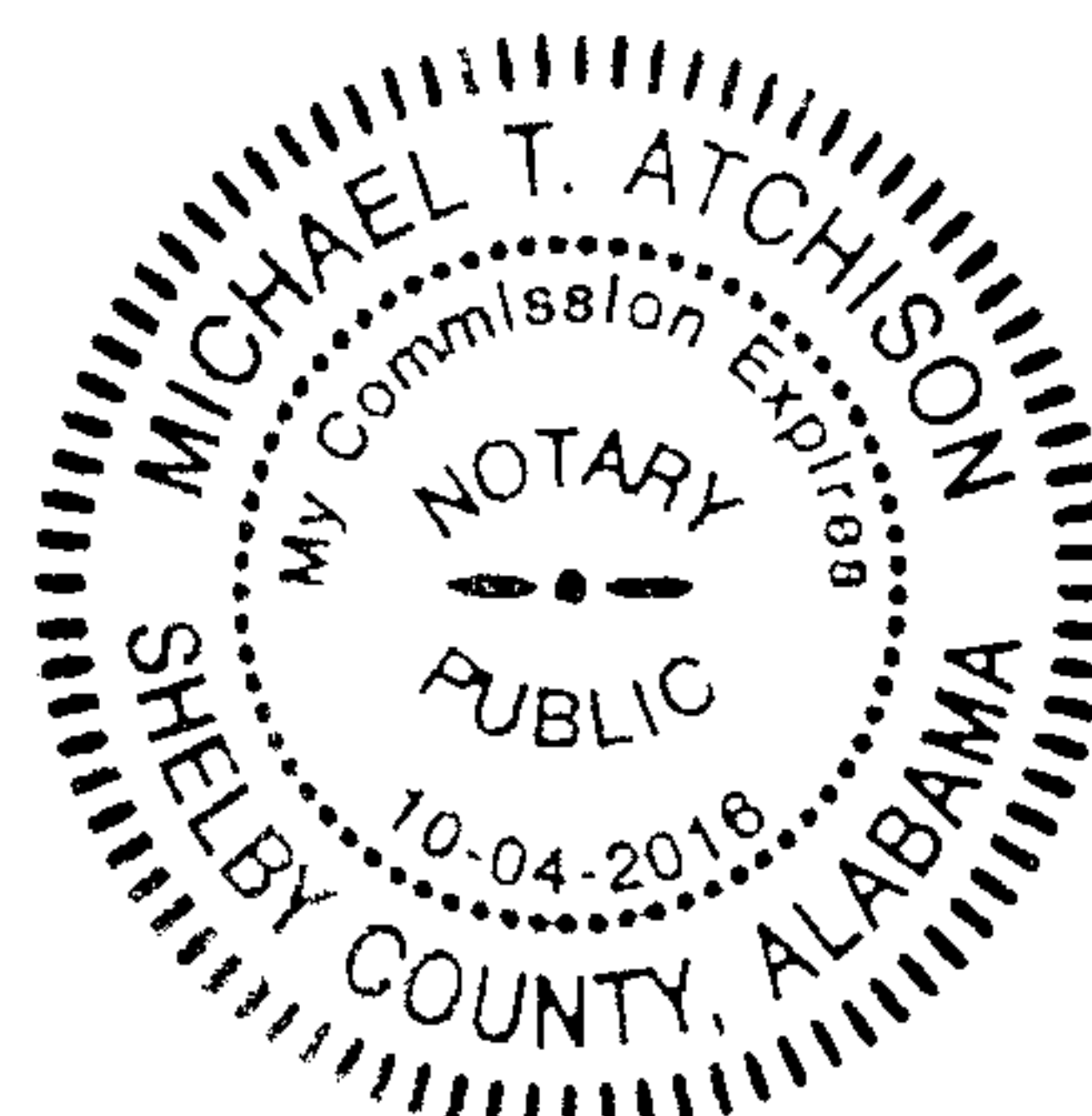
Given under my hand and official seal this the 29th day of August, 2014.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



20141208000385610 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
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Lot 3, according to the Map of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Probate Office of Shelby County, Alabama and the following described parcel:

Begin at the NE Corner of Lot 3 of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N85°55'21"E, a distance of 75.17'; thence S00°00'00"E, a distance of 204.32' to the northerly R.O.W of Mooney Road; thence S88°44'32"W and along said R.O.W. line, a distance of 75.00'; thence N00°00'00"E, a distance of 200.62' to the POINT OF BEGINNING.