



20150714000238070 1/10 \$44.00
 Shelby Cnty Judge of Probate, AL
 07/14/2015 08:21:14 AM FILED/CERT

7592H14A

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

Send Tax Notice To:
 S. W. SMYER, JR.
 2780 SMYER CIRCLE
 VESTAVIA HILLS, AL 35216

NEITHER TITLE NOR SURVEY WAS EXAMINED BY THE PREPARER OF THIS INSTRUMENT.

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Dollar and Love and Affection**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **I, or we, S.W. Smyer, Jr. and wife, Astrid M. Smyer, herein referred to as Grantor**, (whether one or more), grant, bargain, sell and convey unto Richard R.G. Edge, Susan S. Edge, Andrew N.A. Edge and Elizabeth P. Edge, **(herein referred to as Grantee, whether one or more)**, an undivided one half interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

All that part of Southwest Quarter of Section 18 and Northwest Quarter of Section 19, Township 18 South, Range One East, lying South and East of Hollybrook Lake Road as described in Instrument # 1999-44787 in the Office of the Judge of Probate of Shelby County, Alabama; and East of Land conveyed by S.W. Smyer, Jr. to Ann J. Shaw, John E. Guess and SouthTrust Bank, N.A. as Trustees under the Will of Henry P. Johnson, deceased, as described in deed dated November 14, 1987; Northwest of land described in deed recorded in Instrument # 2000-30649 in said Probate Office; Northwest of dirt road running Southeasterly from most Southeast corner of land conveyed in said Henry P. Johnson, deceased, deed to land conveyed in said Instrument # 2000-30649; and South and West of Duck Swamp, containing approximately 10 acres.

Parcel Two:

A small strip of land 100 feet in length lying between Hollybrook Lake and Hollybrook Lake Road, being adjacent to and South of Lot One according to Survey of Hollybrook Lake, as recorded in Map Book 4, Page 74, in said Probate Office, situated in Southwest Quarter of Section 18, Township 18 South, Range One East, containing approximately .03 acres.

THIS IS A CORRECTIVE DEED, correcting that certain warranty deed recorded in Instrument Number 2002-02118 Probate Office of Shelby County, Alabama (the Original Deed) in order to add the following easement reservation which was inadvertently left out of the Original Deed:

EASEMENT RESERVATION Grantors do hereby reserve unto themselves, their heirs, successors and assigns a 60 foot non-exclusive easement for vehicular ingress, egress, utilities and drainage (which easement may be dedicated as a public right of way) adjacent to the westerly line of Parcel One as described in the Original Deed and as more particularly described on Exhibit A

attached hereto and incorporated by reference herein.

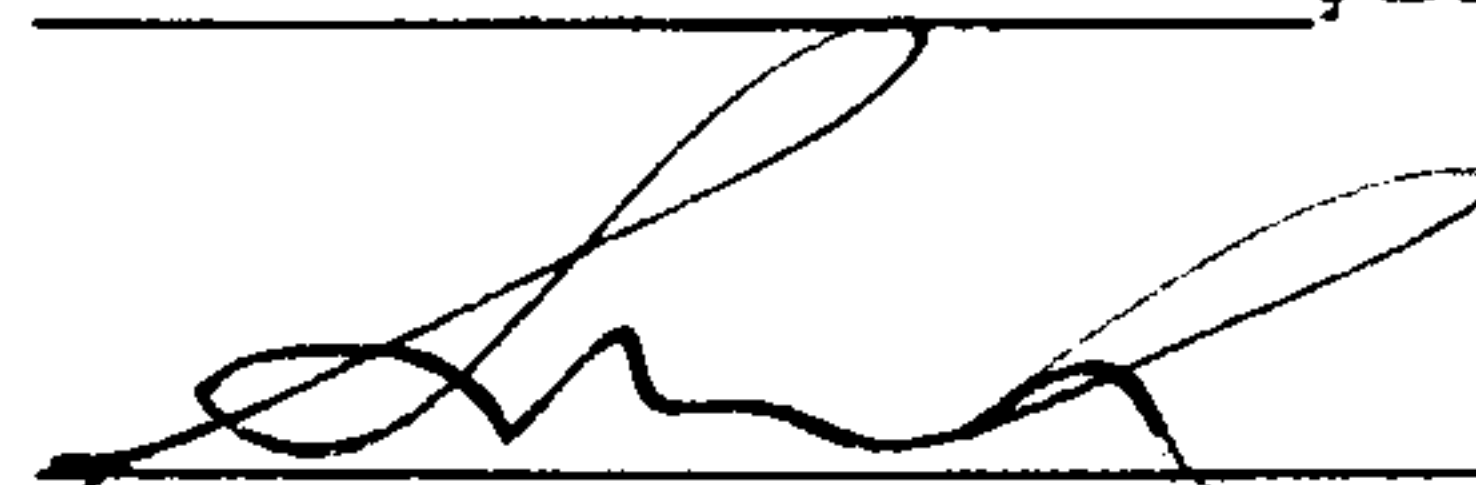
The Grantees in the Original Deed have executed this corrective warranty deed in order to indicate their consent to the foregoing Easement Reservation. Susan S. Edge, one of the Grantees in the Original Deed died on or about the 28 day of DECEMBER, 2003. At the time of her death, her heirs at law were and are Richard R.G. Edge, Rebecca Edge, Jeremy Edge, Jackson Edge and Stephen Edge. All of Susan S. Edge's heirs at law have executed this corrective warranty deed in order to indicate their consent to the Easement Reservation set forth herein.

The above described real estate does not constitute the homestead of the grantors herein.

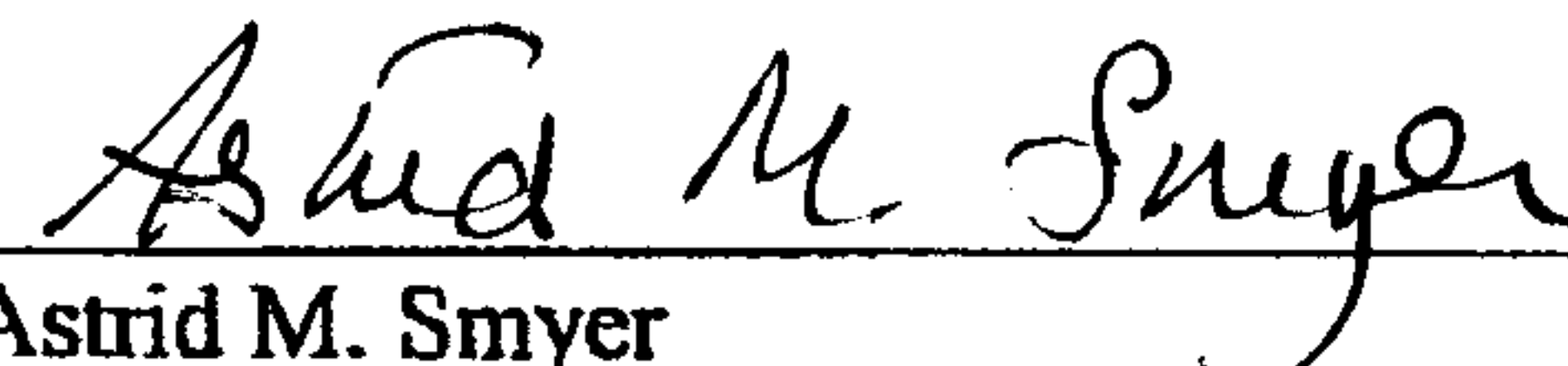
TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the _____ day of _____, 2013.



S.W. Smyer, Jr.

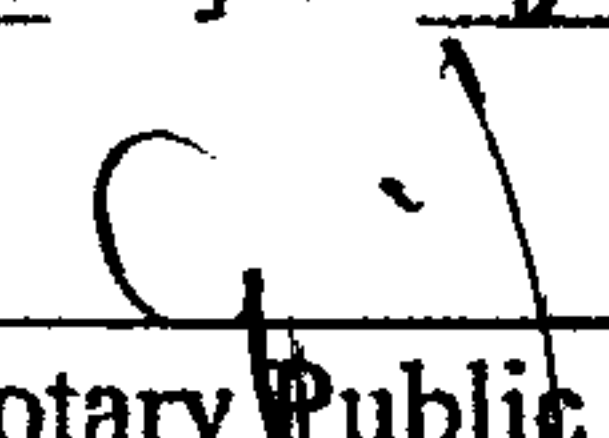


Astrid M. Smyer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that S.W. Smyer, Jr. and Wife, Astrid M. Smyer, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Exp. 3.1.14


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Jeremy B. Edge
Jeremy Edge

STATE OF Ala)
Jeff COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Jeremy Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My Commission Exp. 3-1-14

[Signature]
Jackson Edge

STATE OF Ala)
Jeff COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Richard R.G. Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My Commission Exp. 3-1-14



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Stephen Edge
Stephen Edge

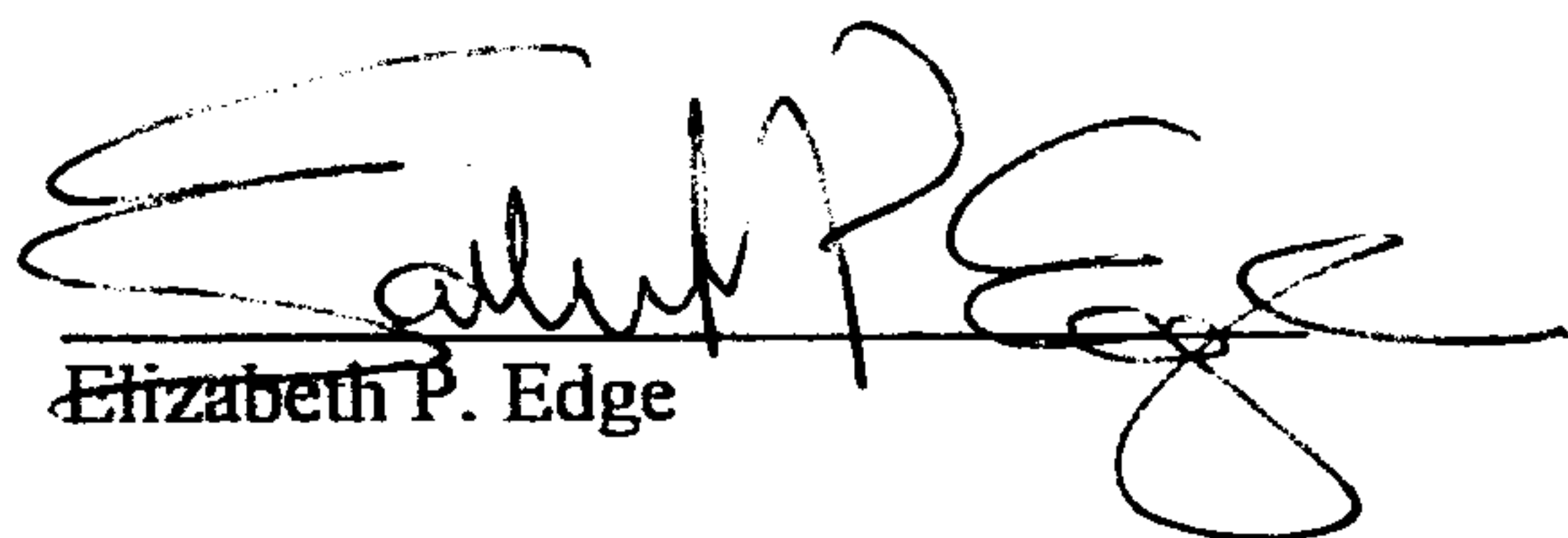
STATE OF Ar)
Jeff COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Stephen Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of December, 2013.

[Signature]
Notary Public
My Commission Exp. 3.1.14

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Elizabeth P. Edge

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Elizabeth P. Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

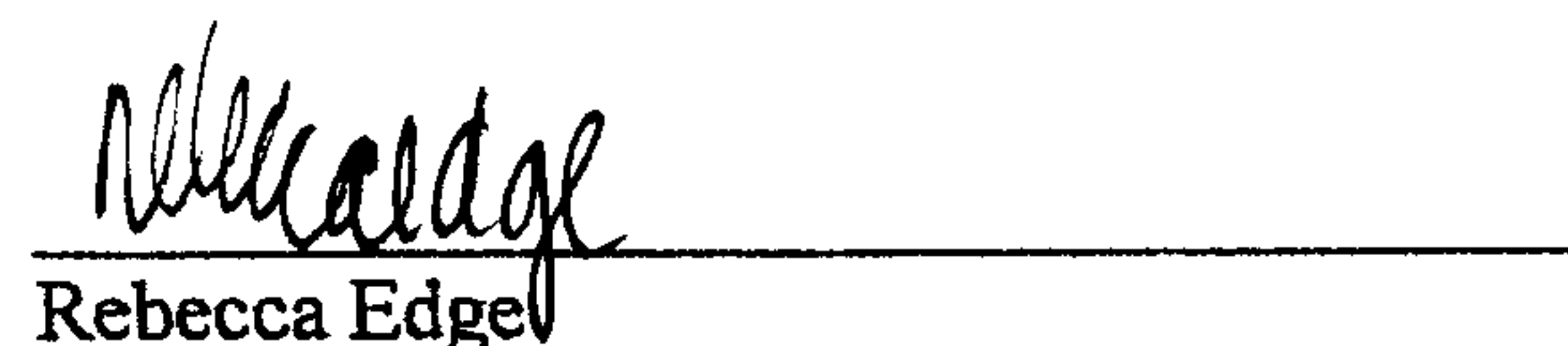
Given under my hand and official seal this 20th day of May, ~~2013~~ ²⁰¹⁵.



Notary Public

My Commission Exp.

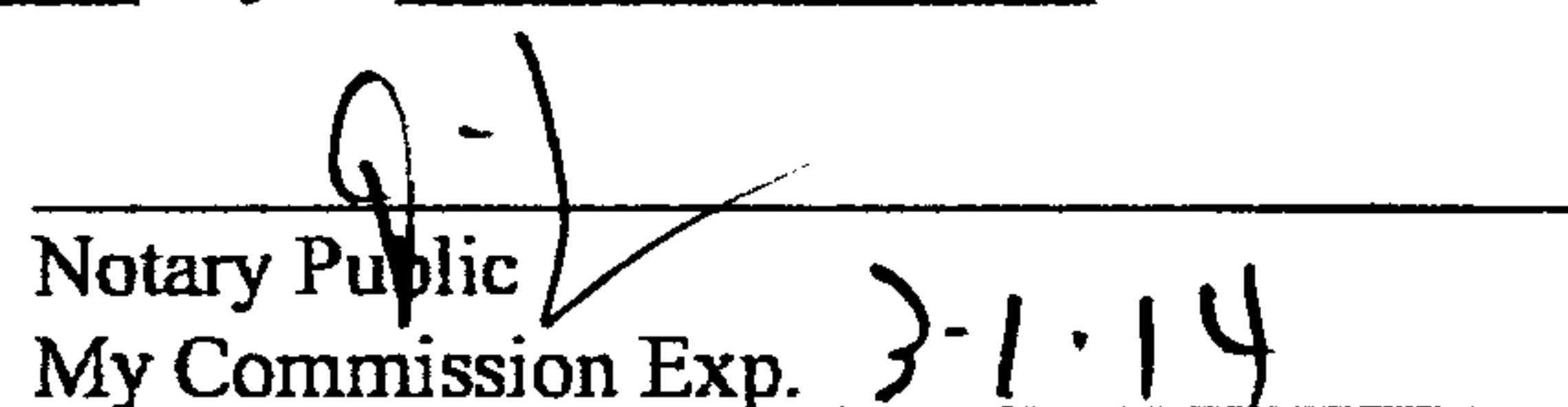
MY COMMISSION EXPIRES APRIL 29, 2018


Rebecca Edge

STATE OF AL)
Jefferson COUNTY)

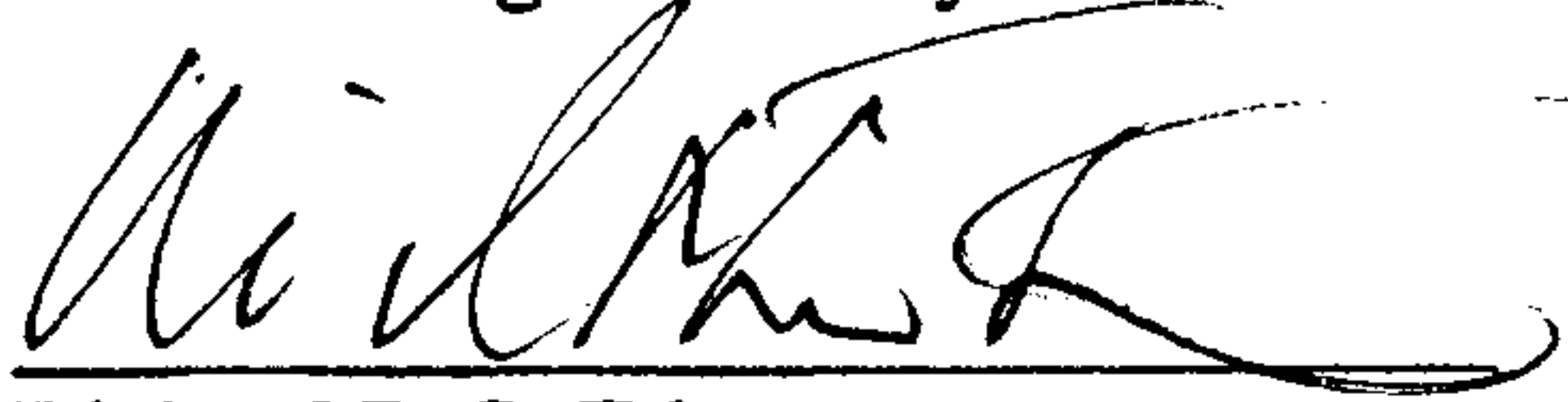
I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Rebecca Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Exp. 3-1-14


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Shelby Cnty Judge of Probate, AL
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The undersigned hereby consent to the Easement Reservation set forth hereinabove:

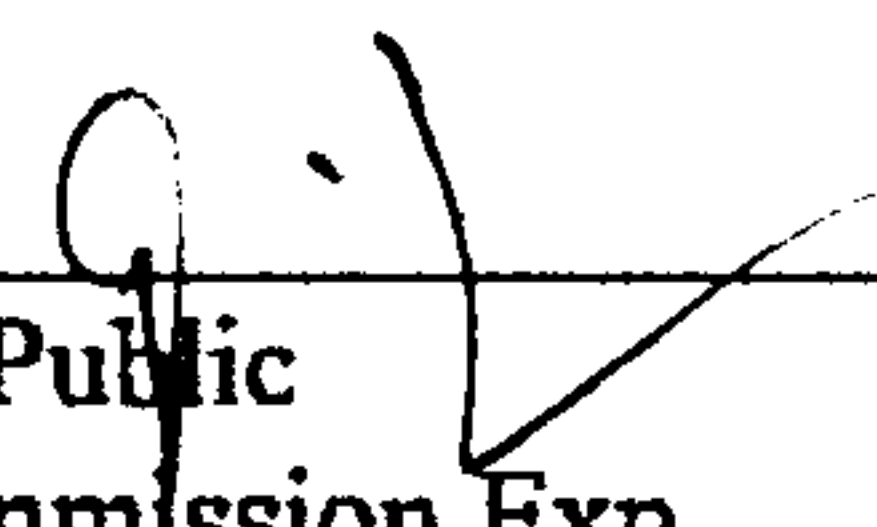


Richard R.G. Edge

STATE OF AL)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Richard R.G. Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Exp. 3.1.14


Andrew N.A. Edge

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State do hereby certify that Andrew N.A. Edge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of MAY, ~~2013~~ ²⁰¹⁵.


Notary Public
My Commission Exp. _____

MY COMMISSION EXPIRES APRIL 29, 2018


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Variable Width Ingress/Egress Easement

**From a point 45 feet Northeast of the center of the Northwest end of a bridge on Hollybrook Lake
Road to the 1000 foot Contour**

A variable width easement for ingress and egress, the centerline for said easement more particularly described as follows:

Commence at a found 1" Open Top Pipe at the Northeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 18 South, Range 1 East in Shelby County, Alabama; thence in a Southerly direction along the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 1319.93 feet to a found 1" Crimped Pipe at the Southeast Corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence right $32^{\circ}13'53''$ in a Southwesterly direction for a distance of 874.17 feet to a point 45 feet Northeast of the center of the Northwest end of a bridge on Hollybrook Lake Road, said point also being the Point of Beginning of the herein described easement, said easement being 60 feet wide, being 30 feet on each side of the centerline at this point; thence $52^{\circ}50'24''$ to the left in a Southeasterly direction a distance of 168.23 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 150.00 feet and a central angle of $23^{\circ}46'02''$; thence in a Southeasterly direction along the arc of said curve a distance of 62.22 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southeasterly direction a distance of 105.25 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 100.00 feet and a central angle of $24^{\circ}15'40''$; thence in a Southerly and Southwesterly direction along the arc of said curve a distance of 42.34 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 58.77 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 100.00 feet and a central angle of $62^{\circ}59'41''$; thence in a Southwesterly, Southeasterly and Southeasterly direction along the arc of said curve a distance of 109.95 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southeasterly direction a distance of 312.05 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 125.00 feet and a central angle of $40^{\circ}23'13''$; thence in a Southeasterly direction along the arc of said curve a distance of 88.11 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southeasterly direction a distance of 284.48 feet to a point at which the easement width changes from 60 feet in width to 30 feet in width, being 15 feet on each side of the centerline, said point also being the P.C. (Point of Curve) of a curve to the right having a radius of 100.00 feet and a central angle of $72^{\circ}59'38''$; thence in a Southeasterly and Southerly direction along the arc of said curve a distance of 127.40 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southerly direction a distance of 105.81 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 125.00 feet and a central angle of $30^{\circ}29'12''$; thence in a Southerly and Southwesterly direction along the arc of said curve a distance of 66.51 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 67.66 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 150.00 feet and a central angle of $44^{\circ}47'38''$; thence in a Southerly direction along the arc of said curve a distance of 117.27 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southeasterly direction a distance of 48.90 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 175.00 feet and a central angle of $81^{\circ}21'41''$; thence in a Southeasterly and Easterly direction along the arc of said curve a distance of 248.50 feet to the P.T. (Point of Tangent) of said curve; thence tangent to

said curve in an Easterly direction a distance of 338.82 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 220.00 feet and a central angle of $86^{\circ}41'46''$; thence in an Easterly and Southeasterly direction along the arc of said curve a distance of 332.89 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southeasterly direction a distance of 198.06 feet to the P.C. (Point of Curve) of a curve to the left having a radius of 100.00 feet and a central angle of $55^{\circ}11'07''$; thence in a Southeasterly direction along the arc of said curve a distance of 96.32 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southeasterly direction a distance of 216.98 feet to a point on a curve to the right having a radius of 445.00 feet and a central angle of $17^{\circ}18'53''$; thence 90° to the left (angle measured to tangent) in a Northeasterly direction along the arc of said curve a distance of 134.48 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Northeasterly direction a distance of 170.00 feet to a point; thence 90° to the right in a Southeasterly direction a distance of 339.50 feet to the P.C. (Point of Curve) of a curve to the right having a radius of 425.00 feet and a central angle of $76^{\circ}48'24''$; thence in a Southeasterly, Southerly and Southwesterly direction along the arc of said curve a distance of 569.72 feet to the P.T. (Point of Tangent) of said curve; thence tangent to said curve in a Southwesterly direction a distance of 395 feet, more or less, to a point on the 1000 foot contour line, said point being the Point of Ending of the herein described centerline.



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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	S.W. Smyer, Jr. & Wife Astrid M. Smyer	Grantee's Name	Richard R. G. Edge, Susan S. Edge, Andrew N.A. Edge & Elizabeth P. Edge
Mailing Address	2780 Smyer Circle Vestavia Hills, Alabama 35216	Mailing Address	c/o Andrew Edge 3745 Corchester Road Birmingham, AL 35223
Property Address	Two Parcels located in SW ¼ of S. 18 and NW ¼ of Section 19, TS 18S, R 1 E in Shelby County as described in the attached Deed	Date of Sale	n/a - This is a corrective deed as to warranty deed recorded as Ins No 2002-02118, Probate Office of Shelby County & Recording Taxes have been paid
		Total Purchase Price	
		or	
		Actual Value	\$ _____
		or	
		Assessor's 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 | ☐ Appraisal |
| ☐ Sales Contract | X Other |
| ☐ Closing Statement | <u>Corrective Deed only as to Instrument recorded at</u> |
| | <u>No. 2002-02118, Shelby County Probate Office</u> |

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 record.

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 evidenced 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 estimate of 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 § 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 § 40-22-1 (h).

Date July 6, 2015

S.W. Smyer, Jr. & Wife Astrid M. Smyer
By: Jerome K. Lanning - Attorney for Grantor

Unattested
(verified by)

Signed By _____
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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