

This Instrument Was Prepared From Information
Supplied By The Grantee Without Title Examination By:
Bruce A. Rawls
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, AL 35203

Send Tax Notice To:
Cathy Gettys Ogletree
1516 Rock School Road
Harpersville, AL 35078



20151012000355410 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/12/2015 09:16:16 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

**SECOND CORRECTIVE
STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors paid by the Grantee herein, the receipt whereof is acknowledged, we, Parks E. Gettys and his spouse, Faye W. Gettys (the Grantors) do grant, bargain, sell and convey unto Cathy Gettys Ogletree (the Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3 according to the Survey of Getty's Estates, as recorded in Map Book 33, Page 27, in the Probate Office of Shelby County, Alabama and a portion of the East half of Section 15, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of Lot 3, Getty's Estates, as recorded in Map Book 33, page 27, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southerly direction along the East line of said Lot 3 and the extension thereof for a distance of 603.98 feet to an iron pin set; thence turn an interior angle of 45 degrees 28 minutes 28 seconds to the left and run in a Northwesterly direction for a distance of 990.87 feet to an iron pin set, said point being on the Easternmost right of way line of Shelby County Road 43 (Bear Creek Road, 80' right of way) and a point on a curve to the left, said curve having a radius of 12,175.85 feet, a central angle of 00 degrees 47 minutes 52 seconds, an interior angle of 90 degrees 04 minutes 18 seconds to the left to chord for a chord distance of 169.55 feet; thence run along arc of said curve and along said right of way for a distance of 169.55 feet to a found DEC capped rebar and the point of commencement of a compound curve to the left, said curve having a radius of 12,175.85 feet, a central angle of 00 degrees 32 minutes 16 seconds, an exterior angle of 179 degrees 35 minutes 37 seconds to the right from chord to chord for a chord distance of 114.30 feet; thence run along arc of said curve and along said right of way for a distance of 114.30 feet to a found DEC capped rebar being the Northwest corner of Lot 3 of said Getty's Estates subdivision; thence leaving said right of way, turn an interior angle of 100 degrees 31 minutes 12 seconds to the left from chord of said curve and run in a Southeasterly direction along the North line of said Lot 3 for a distance of 609.65 feet to the POINT OF BEGINNING.

Now known as Lot 3-A, according to the Resubdivision of Lot 3, Getty's Estates, as recorded in Map Book 45, Page 29, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following exceptions:

1. Taxes for the current year and all future years;
2. Easements, restrictions, rights of way and agreements of record;

3. Any valid and existing oil, gas and mineral leases, mineral and mining rights of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

AND this conveyance is made for the sole purpose of correcting the reference in the "Corrected Statutory Warranty Deed" (recorded on September 11, 2015, at Instrument No. 20150911000319070) to that certain Statutory Warranty Deed from Grantors Parks E. Gettys and his spouse, Faye W. Gettys, dated July 27, 2015 (the "Prior Deed") to correctly state that the Prior Deed was recorded on July 28, 2015 at Instrument #20150728000257590 in the Probate Office of Shelby County, Alabama. The Grantee named herein is the true and correct grantee intended under the Prior Deed and the Corrected Statutory Warranty Deed, and the Statutory Warranty Deed shall be deemed amended hereby.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have personally neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of the acquisition thereof by the Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of

October, 2015.



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Parks E. Gettys
Parks E. Gettys, Grantor

Faye W. Gettys
Faye W. Gettys, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Parks E. Gettys and his spouse, Faye W. Gettys, whose names are signed to the foregoing deed and who are known to me, each acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 7th day of October, 2015.

Leigha Matherne Howell
NOTARY PUBLIC
Printed Name: Leigha Matherne Howell
My Commission Expires: 12/15/2018

