

STATE OF ALABAMA)
SHELBY COUNTY)

20151013000356960 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
10/13/2015 10:02:50 AM FILED/CERT

Send Tax Notice to:
George and Carolyn Neal
4200 Cliff Road
Birmingham, AL 35222

CORRECTION STATUTORY WARRANTY DEED

**(THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION OF THAT DEED
FILED 11/12/2003 AS SHELBY COUNTY INSTRUMENT #20031112000747450.)**

KNOW ALL MEN BY THESE PRESENTS, for good and valuable consideration paid to the undersigned Grantor by the Grantees herein, the receipt whereof is acknowledged, **LAND BANK, LLC**, an Alabama limited liability company (herein referred to as **GRANTOR**) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey its interest unto **GEORGE M. NEAL, JR. a/k/a "JACK" NEAL and CAROLYN F. NEAL** (herein referred to as **GRANTEES**), the following real estate situated in Shelby County, Alabama:

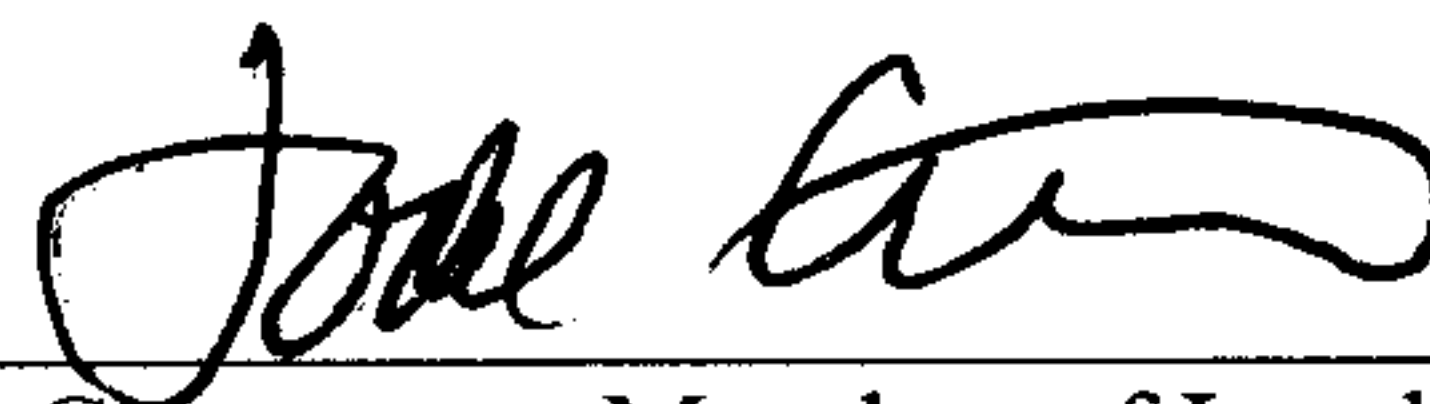
See Exhibit "A" legal description attached hereto and incorporated herein.
Subject to taxes, restrictions, easements, rights of way and permits.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature or quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned member of Land Bank, LLC has hereunto set his hand and seal, on the date indicated hereinafter.

LAND BANK, LLC



Todd Caton, as a Member of Land Bank, LLC

STATE OF ALABAMA)
COUNTY OF Elmore)

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large do hereby certify that Todd Caton, 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 said conveyance, he executed the same voluntarily on the day the same bears date as a member of Land Bank, LLC with full authority to sign this instrument.

Given under my hand and official seal this the 9th day of October, 2015.



Notary Public

My commission expires: 8-10-17

This instrument prepared by:
Maston E. Martin, Jr., Esq.
Stewart Title Guaranty Company
2100 Southbridge Parkway Suite 640
Birmingham, Alabama 35209

JENNIFER W. LEDBETTER
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
My Commission Expires 08-10-2017

EXHIBIT "A"


20151013000356960 2/5 \$28.00
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PARCEL I

COMMENCE AT AN EXISTING ½" FLAT IRON AT THE NORTHWEST CORNER OF THE SW ¼ OF THE NW ¼, SECTION 12, T-19-S, R-2-EAST, SHELBY COUNTY, ALABAMA AND RUN S 00° 04'33"W, ALONG THE WEST LINE OF THE SW ¼ OF THE NW ¼ AND THE NW ¼ OF THE SW ¼ A DISTANCE OF 2590.02 FEET TO AN EXISTING ½" REBAR AT THE SOUTHWEST CORNER OF PARCEL #16 IN STANDRIDGE DIVISION I, AS RECORDED IN MAP BOOK 31, PAGE 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE S89°06'16"E, ALONG THE SOUTH LINE OF SAID PARCEL #16 A DISTANCE OF 1295.40 FEET TO AN EXISTING FENCE CORNER; THENCE S03°02'59"E, ALONG THE WEST LINE OF PARCELS #17 AND 22 OF SAID STANDRIDGE DIVISION I A DISTANCE OF 1301.21 FEET TO AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF SAID PARCEL #22; THENCE RUN N89°50'30"E, ALONG THE SOUTH LINE OF PARCEL #22 A DISTANCE OF 814.31 FEET TO THE SOUTHWEST CORNER OF PARCEL #23 OF SAID STANDRIDGE DIVISION I, THE POINT OF BEGINNING; THENCE N11°49'41"W, ALONG THE CENTER OF A 60' WIDE INGRESS-EGRESS AND UTILITY EASEMENT A DISTANCE OF 61.27 FEET; THENCE N89° 50'30"E, A DISTANCE OF 537.98 FEET; THENCE N69°14'06"E, A DISTANCE OF 2,414.67 FEET TO THE ALABAMA POWER PROJECT BOUNDARY THE 408 CONTOUR LINE OF THE COOSA RIVER; THENCE A CHORD BEARING AND DISTANCE ALONG SAID CONTOUR OF S17°09'06"E, 393.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE SEA BOARD RAILROAD; THENCE ALONG THE NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD THE FOLLOWING NINE (9) CHORDS; (1) THENCE S73°59'31"W, A DISTANCE OF 617.63 FEET; (2) THENCE S73°33'33"W, A DISTANCE OF 187.08 FEET; (3) THENCE S70°18'57"W, A DISTANCE OF 135.14 FEET; (4) THENCE S66°35'59"W, A DISTANCE OF 121.48 FEET ; (5) THENCE S65°26'15"W, A DISTANCE OF 178.56 FEET; (6) THENCE S54°27'04"W, A DISTANCE OF 195.06 FEET; (7) THENCE S48°28'04"W, A DISTANCE OF 483.20 FEET; (8) THENCE S45°10'48"W, A DISTANCE OF 186.28 FEET; (9) THENCE S45°20'39"W, A DISTANCE OF 790.93 FEET; THENCE N00°52'01"E, LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 972.08 FEET TO A NAIL IN PINE STUMP; THENCE S89°50'30"W, A DISTANCE OF 524.52 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION BEING ALL OF PARCEL #23 IN STANDRIDGE DIVISION 1, AS RECORDED IN MAP BOOK 31, PAGES 110B AND 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

PARCEL II

COMMENCE AT AN EXISTING ½" FLAT IRON AT THE NORTHWEST CORNER OF THE SW ¼ OF THE NW ¼, SECTION 12, T-19-S, R-2 EAST, SHELBY COUNTY, ALABAMA AND RUN S00°04'33"W, ALONG THE WEST LINE OF THE SW ¼ OF THE NW ¼ AND THE NW ¼ OF THE SW ¼ A DISTANCE OF 2590.02 FEET TO AN EXISTING ½" REBAR AT THE SOUTHWEST CORNER OF PARCEL #16 IN STANDRIDGE DIVISION 1, AS RECORDED IN MAP BOOK 31, PAGE 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE S89°06'16" E, ALONG THE SOUTH LINE OF SAID PARCEL #16 A DISTANCE OF 1295.40 FEET TO AN EXISTING FENCE CORNER; THENCE S03°02'59"E, ALONG THE WEST LINE OF PARCELS #17 AND 22 OF SAID STANDRIDGE DIVISION 1 A DISTANCE OF 1301.21 FEET TO AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF SAID PARCEL #22; THENCE RUN N89°50'30"E, ALONG THE SOUTH LINE OF PARCEL #22 A DISTANCE OF 814.31 FEET TO THE SOUTHWEST CORNER OF PARCEL #23 OF SAID STANDRIDGE DIVISION 1; THENCE N11°49'41"W, ALONG THE CENTERLINE OF A 60 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT A DISTANCE OF 61.27 FEET TO THE SOUTHWEST CORNER OF PARCEL #22, THE POINT OF BEGINNING; THENCE CONTINUE N11°49'41" W, ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 200.32 FEET TO THE CENTER OF SPRING CREEK; THENCE ALONG THE CENTER OF SPRING CREEK THE FOLLOWING FOURTEEN(14) CHORD BEARINGS AND DISTANCES (1) N66°07'44"E, A DISTANCE OF 634.05 FEET; (2) THENCE N59°21'38"E, A DISTANCE OF 225.36 FEET; (3) THENCE N39°06'03"E, A DISTANCE OF 207.67 FEET; (4) THENCE N59°43'10"E, A DISTANCE OF 167.98 FEET; (5) THENCE N38°06'04"E, A DISTANCE OF 135.00 FEET; (6) THENCE N14°39'05"E, A DISTANCE OF 521.56 FEET; (7) THENCE N44°02'30"E, A DISTANCE OF 120.88 FEET; (8) THENCE N80°29'49"E, A DISTANCE OF 685.00 FEET; (9) THENCE S83°51'11"E, A DISTANCE OF 189.85 FEET; (10) THENCE S49°09'26"E, A DISTANCE OF 70.86 FEET; (11) THENCE S01°46'20"W, A DISTANCE OF 140.55 FEET (12) THENCE S69°53'19"E, A DISTANCE OF 155.84 FEET; (13) THENCE S40°14'56"E, A DISTANCE OF 98.67 FEET; (14) THENCE N 75°01'00"E, A DISTANCE OF 306.45 FEET TO THE ALABAMA POWER PROJECT BOUNDARY THE 408 CONTOUR LINE OF THE COOSA RIVER ALSO BEING THE NORTHEAST CORNER OF PARCEL #22 OF SAID STANDRIDGE DIVISION 1; THENCE RUN A CHORD BEARING OF

S07°36'37"E, ALONG SAID CONTOUR A CHORD DISTANCE OF 514.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 22; THENCE S69°14'06"W, ALONG THE SOUTHEAST LINE OF SAID PARCEL #22 A DISTANCE OF 2,414.67 FEET; THENCE S89°50'30"W, ALONG THE SOUTH LINE OF SAID PARCEL #22 A DISTANCE OF 537.98 FEET (PASSING THRU A POINT ON THE EAST LINE OF SAID 60' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AT 507.35 FEET) TO THE POINT OF BEGINNING.

SAID DESCRIPTION BEING PART OF PARCEL #22 IN STANDRIDGE DIVISION 1, AS RECORDED IN MAP BOOK 31, PAGES 110B AND 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

ALSO A 60' INGRESS, EGRESS & UTILITY EASEMENT:

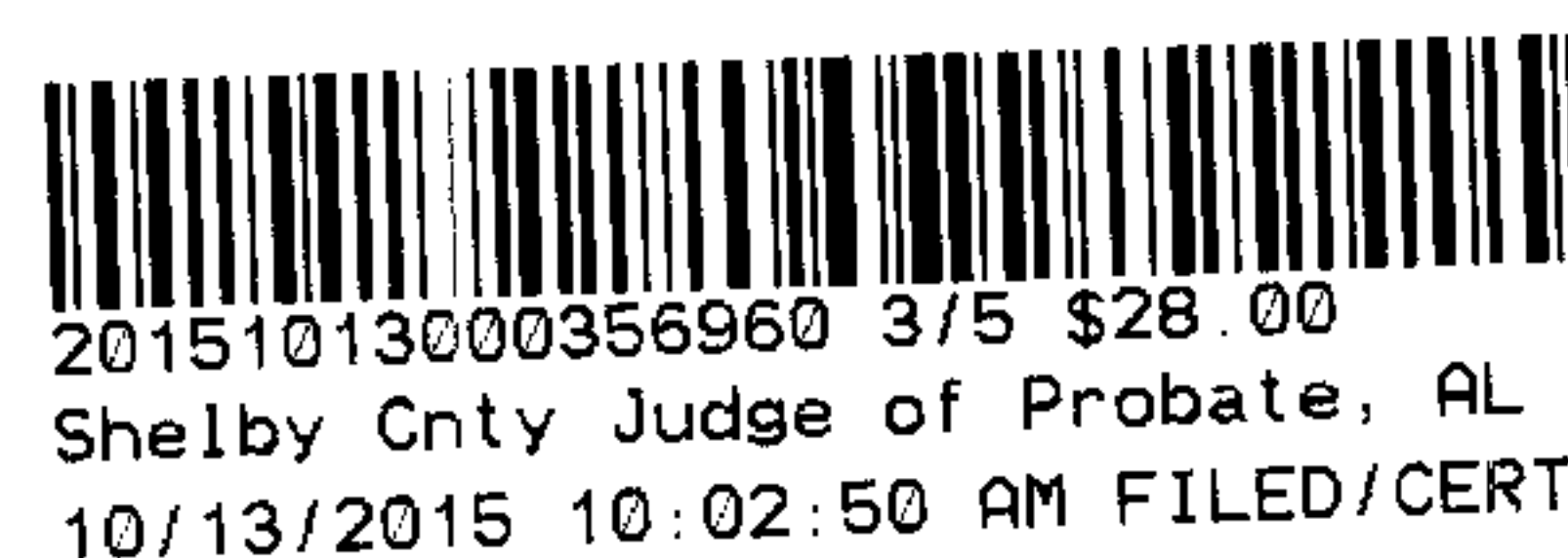
COMMENCE AT AN EXISTING 2" PIPE AT THE NORTHWEST CORNER OF SECTION 12 TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN S01°04'01"E, A DISTANCE OF 1069.64 FEET TO AN EXISTING ½" CAPPED REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD #60 (80' RIGHT-OF-WAY); THENCE RUN ALONG SAID RIGHT-OF-WAY WITH THE FOLLOWING CHORD BEARING & DISTANCE S85°38'21"E, A DISTANCE OF 1206.07 FEET TO THE CENTERLINE OF A 60' WIDE INGRESS, EGRESS & UTILITY EASEMENT BEING THE POINT OF BEGINNING; THENCE S04°53'17"E, A DISTANCE OF 704.11 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 100°43'25"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 219.74 FEET; THENCE N74°23'18"E, A DISTANCE OF 256.36 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 92°41'44"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 161.78 FEET; THENCE S12°54'58"E, A DISTANCE OF 124.92 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 07°07'35"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 124.38 FEET; THENCE S05°47'23"E, A DISTANCE OF 114.96 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 49°40'24" THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 238.41 FEET; THENCE S55°27'48"E, A DISTANCE OF 146.85 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 81°45'29"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 677.80 FEET THENCE S26°17'41"W, A DISTANCE OF 485.76 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 38°07'22"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 565.56 FEET; THENCE S11°49'41"E, A DISTANCE OF 1,066.18 FEET TO THE POINT OF TERMINATION.

LESS AND EXCEPT THE FOLLOWING:

1. THAT 15 ACRES, MORE OR LESS, LYING BELOW THAT CERTAIN DATUM PLANE OF 403 FEET ABOVE SEA LEVEL, TO WHICH ALABAMA POWER COMPANY WAS GRANTED FEE INTEREST, BY SECTION A. (vi) OF THAT CONDEMNATION ORDER OF MARCH 17, 1967, AND RECORDED ON MAY 8, 1986 AT BOOK 071, PAGE 213, SHELBY COUNTY RECORDS, AS SHOWN ON THE ALABAMA POWER COMPANY CONDEMNATION SURVEY OF TRACT 375 DATED 9-28-66, a copy of which is attached hereto and marked Exhibit "B".

SUBJECT TO THE FOLLOWING:

1. THAT FLOOD EASEMENT GRANTED TO ALABAMA POWER COMPANY ON PROPERTY DESCRIBED ABOVE UP TO THE DATUM PLANE OF 408 FEET, BY SECTION B (xi) OF THAT CONDEMNATION ORDER OF MARCH 17, 1967, AND RECORDED ON MAY 8, 1986 AT BOOK 071, PAGE 213-215, SHELBY COUNTY RECORDS.



2. THAT FLOOD EASEMENT GRANTED TO ALABAMA POWER COMPANY TO THE DATUM PLANE OF 410 FEET, BY THE EASEMENT RECORDED ON 4/30/2015 AT DOCUMENT **20150430000141740**, SHELBY COUNTY RECORDS.

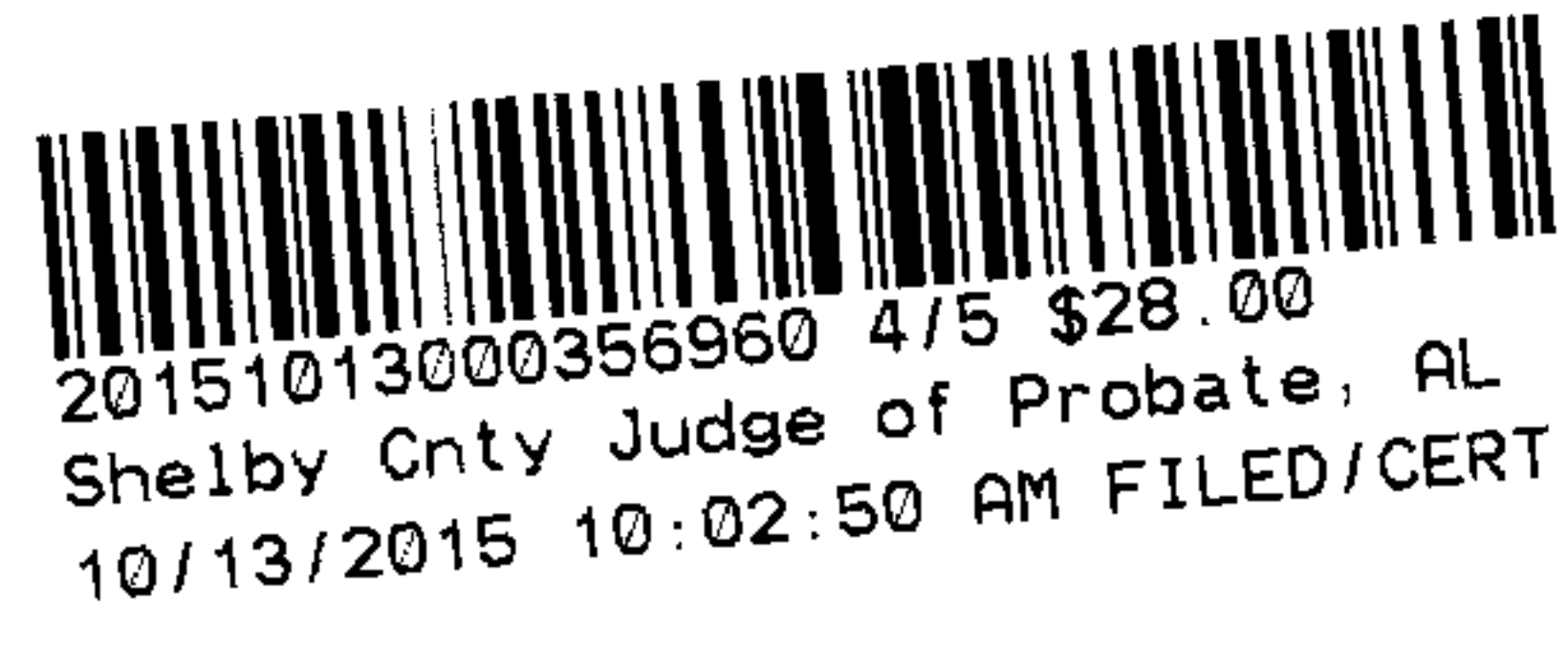
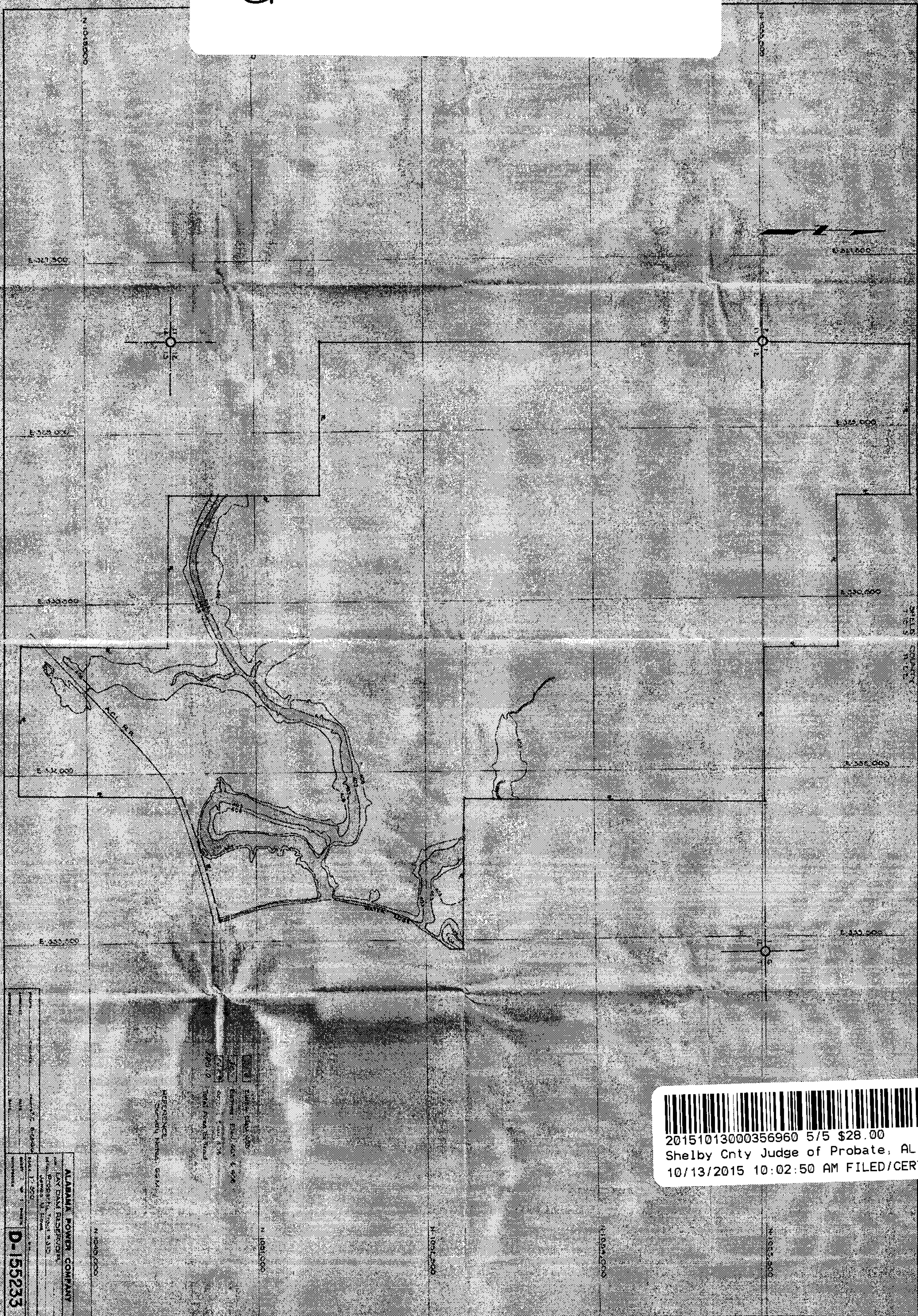


EXHIBIT "B"



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