

THIS IS A CORRECTIVE WARRANTY DEED TO CORRECT THE LEGAL DESCRIPTION ON DEEDS RECORDED IN INSTRUMENT NO. 1999-10148 AND INSTRUMENT NO. 1999-21180 AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT WAS PREPARED BY:
MARCIA MORROW MURRAH
2473 HIGHWAY 61
COLUMBIANA, ALABAMA 35051

PLEASE SEND TAX NOTICE TO:
MARCIA MORROW MURRAH
2473 HIGHWAY 61
COLUMBIANA, ALABAMA 35051

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160211000043790 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/11/2016 10:51:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE AND NO/100 DOLLARS (\$1.00) AND TO CORRECT TITLE**, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, **SUZAN M. COCHRAN, an unmarried woman, MARCIA MORROW MURRAH, and her husband, PAT D. MURRAH**, (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto **MARCIA MORROW MURRAH**, (herein referred to as Grantee), the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Commence at the Southeast corner of Section 32, Township 21 South, Range 1 East, thence proceed in a Westerly direction along the South boundary of said Section 32, for a distance of 2,130.30 feet to a point, being a point on the Northwest right of way line of County Road #61, being the point of beginning of the parcel of land herein described; thence continue in a Westerly direction along said Section line for a distance of 538.78 feet to a point or iron pin being the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East; thence turn an angle of 89 degrees 51 minutes 39 seconds to the right and proceed along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 472.58 feet to a point or iron pin; thence turn an angle of 89 degrees 18 minutes 41 seconds to the right and proceed for a distance of 806.80 feet to a point or iron pin; being on the Northwest right of way line of County Highway #61; thence turn an angle of 119 degrees 17 minutes 01 seconds to the right and proceed in a Southwesterly direction along said Northwest right of way line of County Highway #61 for a distance of 550.88 feet to the point of beginning; said parcel of land is lying in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Less and Except:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ Section 32, Township 21 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 184.32 feet; thence 90 degrees 08 minutes 21 seconds right run Easterly and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 640.78 feet to the Westerly right of way of Shelby County Highway #61; thence 118 degrees 51 minutes 08 seconds right and run Southwesterly along said right of way for 210.44 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 61 degrees 08 minutes 52 seconds right run 538.78 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2016, which are a lien but not yet due and payable until October 1, 2016.
2. Transmission Line permit to Alabama Power Company recorded in Deed Book 107, page 193.
3. Right of way to Shelby County recorded in Deed Book 165, page 472.

Suzan M. Cochran and Marcia Morrow Murrah are the Heirs at law of Alice W. Morrow, having died on February 6, 2009 and William E. Morrow, having died on April 16, 2003. The purpose of this deed is to Less and Except the parcel that was previously conveyed by William E. Morrow and wife, Alice W. Morrow

to Michael Conn and wife, Susan A. Conn by Warranty Deed dated October 8, 1991 and recorded in Deed Book 367 page 529 in the Probate Office of Shelby County, Alabama.

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

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

IN WITNESS WHEREOF, We have hereunto set our hand and seals, this 11 day of January, 2016.

Suzan M Cochran
SUZAN M. COCHRAN

Marcia Morrow Murrah
MARCIA MORROW MURRAH

Pat D Murrah
PAT D. MURRAH

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SUZAN M. COCHRAN, MARCIA MORROW MURRAH and PAT D. MURRAH** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2016.

Daina L. Smitherman
Notary Public
My Commission Expires:

20160211000043790 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/11/2016 10:51:20 AM FILED/CERT

