

This Warranty Deed is being recorded as Corrective to replace that certain Warranty Deed recorded in Instrument No. 20160706000234550 in the Probate Office of Shelby County, Alabama to correct the sales price of the property.

Send tax notice to:
MATTHEW JENKINS
355 CHESSER PARK ROAD
CHELSEA, AL 35043

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016269

CORRECTIVE
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THOUSAND THREE HUNDRED AND 00/100 Dollars (\$303,300.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, JAMES DALE LAYTON, SR. AKA JAMES DALE LAYTON AND WANDA SHAW LAYTON, AKA WANDA GAY SHAW LAYTON, HUSBAND AND WIFE whose mailing address is: 175 IVIE LANE, WILSONVILLE, AL 35186 (hereinafter referred to as "Grantors") by MATTHEW JENKINS and JENNIFER CAMPBELL JENKINS whose property address is: 355 CHESSER PARK ROAD, CHELSEA, AL 35043 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Less and except any portion of subject property lying within a road right of way.
4. Rights of other parties to use or riparian rights to the subject property lying adjacent to a lake.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 61, Deed Book 72, Page 179 and Deed Book 211, Page 425.
6. Water line agreement as recorded in Instrument 20150724000252020.
7. Easement for ingress and egress and utilities as reserved in Instrument 20060420000186300 and Instrument 2000-20108.

\$299,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

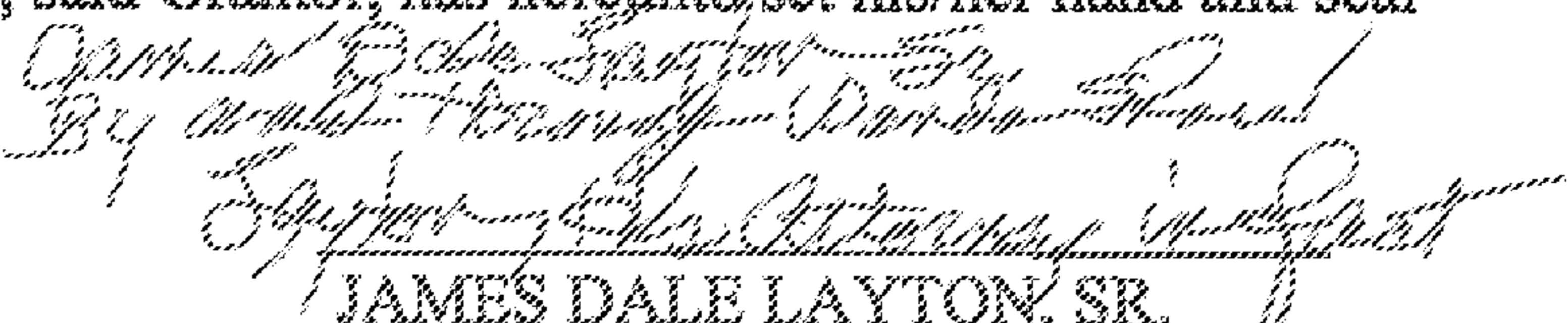
Mary Nell Shaw, a joint grantee of deed recorded in Book 212, Page 647 and Book 269, Page 89, in the Probate Office of Shelby County, Alabama, died on or about the 25th day of May, 2009. Mary Nell Shaw and Billy J. Shaw were married at the time of her death, were continuously married until the time of her death and there was no divorce decree or annulment issued during the marriage.

WANDA GAY SHAW LAYTON AND WAND SHAW LAYTON ARE ONE AND THE SAME PERSON.

JAMES DALE LAYTON, SR AND JAMES DALE LAYTON ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12 day of July, 2016.

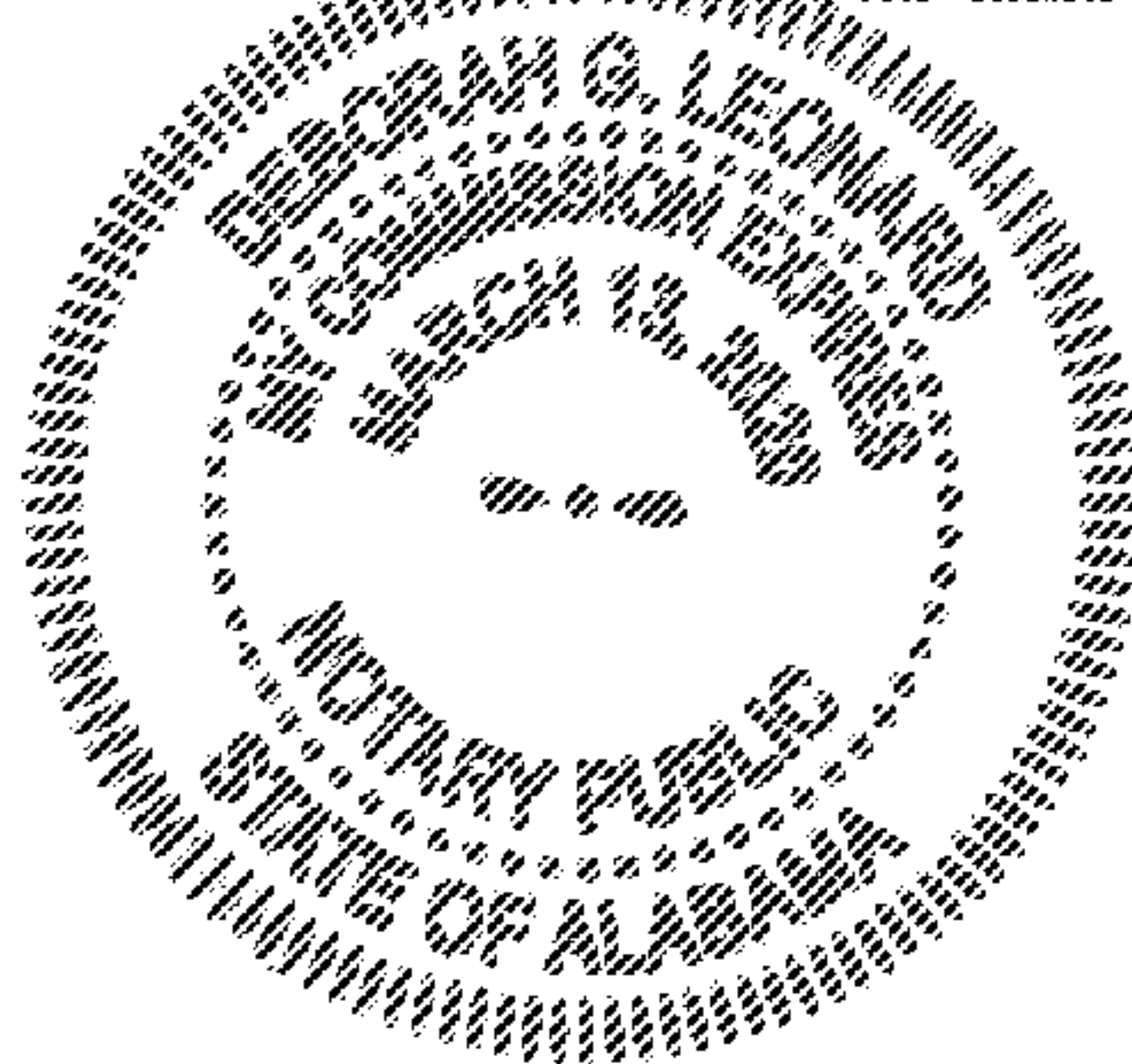

JAMES DALE LAYTON, SR.
BY AND THROUGH WANDA SHAW LAYTON, HIS ATTORNEY IN FACT

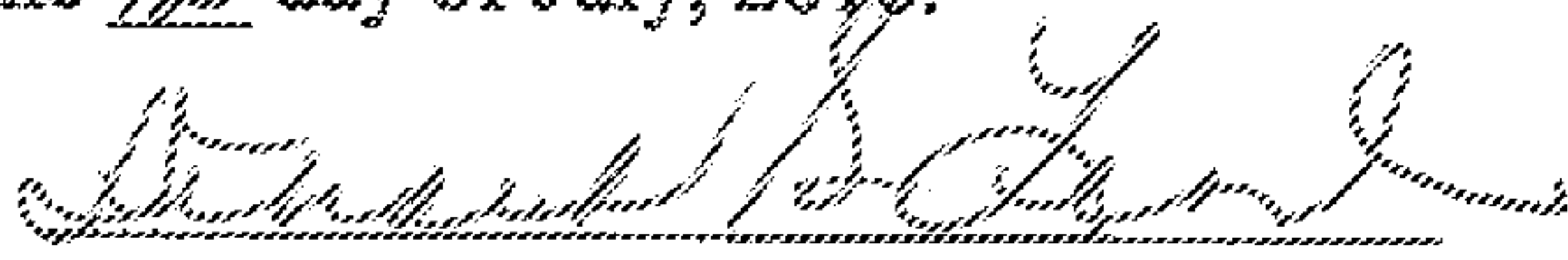

WANDA GAY SHAW LAYTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WANDA GAY SHAW LAYTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of July, 2016.

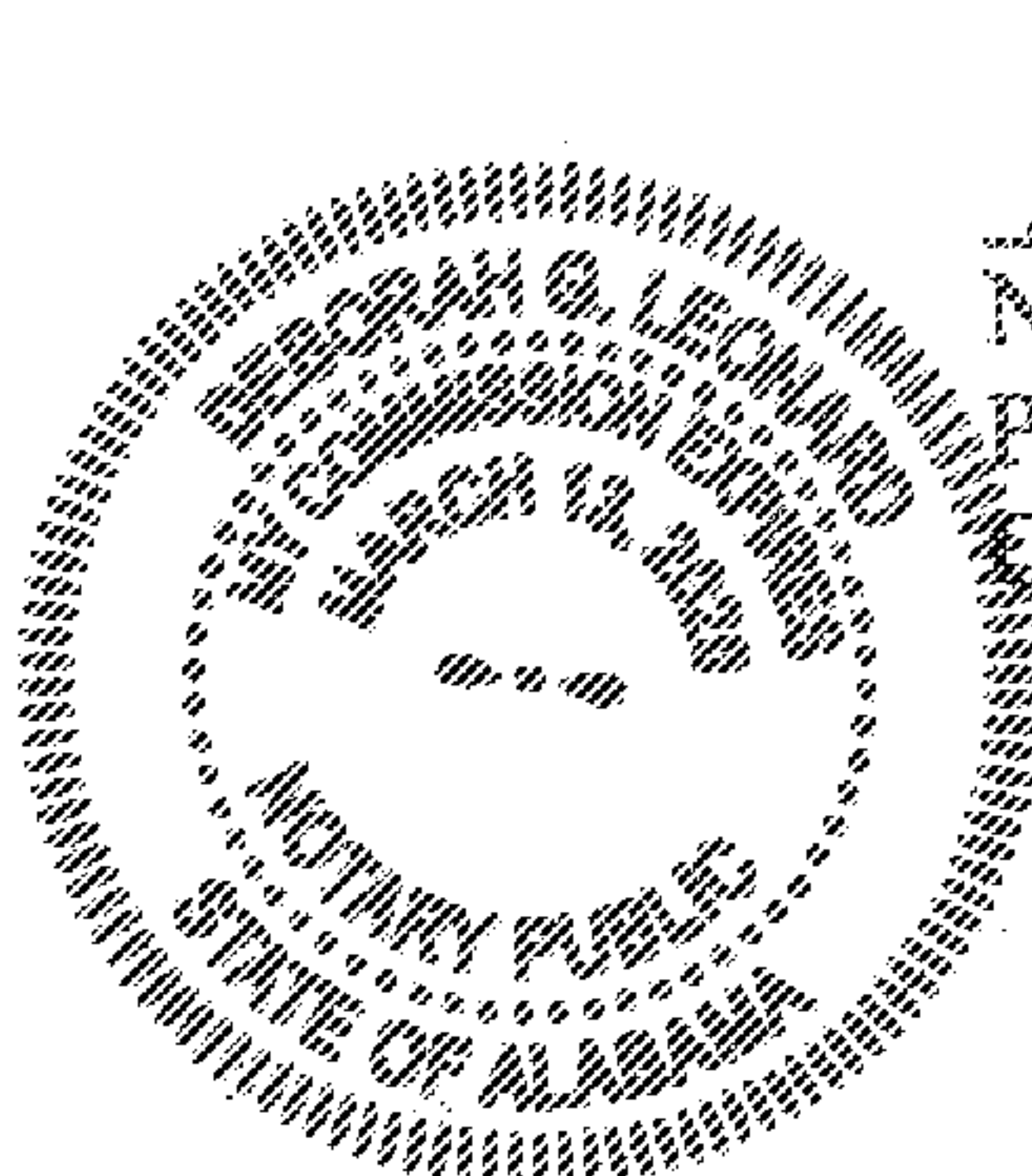


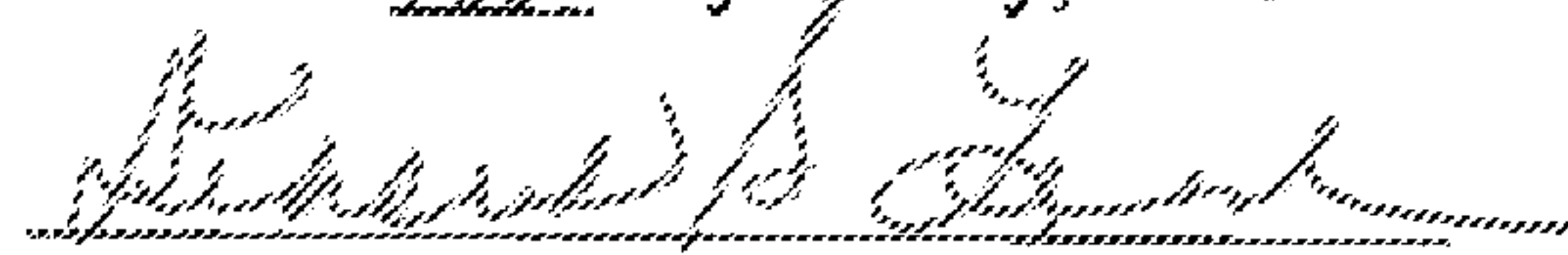

Notary Public
Print Name: Deborah B. Leonard
Commission Expires: 3-13-20

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WANDA GAY SHAW LAYTON, whose name as Agent and Attorney in Fact for JAMES DALE LAYTON, SR., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for JAMES DALE LAYTON, SR. on the day the same bears date.

Given under my hand and official seal this the 12 day of July, 2016




Notary Public
Print Name: Deborah B. Leonard
Commission Expires: 3-13-20

Parcel 4:

EXHIBIT "A"

From the Northeast corner of Section 6, Township 20 South, Range 1 East, run West along the North line of said Section a distance of 309.08 feet to the point of beginning; thence right 22 degrees 04 minutes 14 seconds a distance of 215.34 feet; thence left 77 degrees 57 minutes 28 seconds a distance of 306.75 feet; thence left 102 degrees 02 minutes 32 seconds a distance of 290.40 feet thence left 77 degrees 57 minutes 28 seconds a distance of 306.75 feet; thence left 102 degrees 02 minutes 32 seconds a distance of 75.06 feet to the point of beginning.

Also, an easement for ingress and egress 5 feet wide on each side of a centerline more particularly described as follows: From the Northeast corner of Section 6, Township 20 South, Range 1 East, run West along the North line of said Section a distance of 309.08 feet; thence left 157 degrees 55 minutes 46 seconds a distance of 75.06 feet to the point of beginning; thence continue in a straight line a distance of 589.66 feet to the West right of way line of County Road #438. Situated in Shelby county, Alabama.

Parcel 5:

The N 1/2 of the N 1/2 of the NE 1/4 of the NE 1/4, Section 6, Township 20, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT FROM PARCEL FIVE THE FOLLOWING TWO TRACTS:

Tract I:

From the Northeast corner of Section 6, Township 20 South, Range 1 East, run West along the North line of said Section a distance of 309.08 feet to the point of beginning; thence right 22 degrees 04 minutes 14 seconds a distance of 215.34 feet; thence left 77 degrees 57 minutes 28 seconds a distance of 306.75 feet; thence left 102 degrees 02 minutes 32 seconds a distance of 290.40 feet thence left 77 degrees 57 minutes 28 seconds a distance of 306.75 feet; thence left 102 degrees 02 minutes 32 seconds a distance of 75.06 feet to the point of beginning.

Tract II:

Any portion of the following described property located in Section 6, Township 20, Range 1 East, Shelby County, Alabama:

From the NW corner of the NW 1/4 of Section 5, Township 20 South, Range 1 East, run South along the West line of said Section a distance of 114.33 feet to the Point of Beginning; thence right 112 degrees 50 minutes 39 seconds a distance of 113.87 feet; thence left 89 degrees 57 minutes 46 seconds a distance of 267.72 feet; thence left 112 degrees 9 minutes 14 seconds a distance of 209.05 feet; thence right 88 degrees 34 minutes 43 seconds a distance of 149.58 feet; thence left 89 degrees 18 minutes 17 seconds a distance of 283.26 feet; thence left 81 degrees 15 minutes 00 seconds a distance of 222.90 feet; thence left 75 degrees 54 minutes 26 seconds a distance of 339.51 feet to the point of beginning.

Parcel 6:

That part of the SE 1/4 of the SE 1/4 of Section 31, Township 19 South, Range 1 East, that lies Southwest of the center of a county road.

LESS AND EXCEPT FROM PARCEL 6 THE FOLLOWING FOUR TRACTS:

Tract I:

From the Southeast corner of Section 31, Township 19 South, Range 1 East, run Westerly a distance of 1380.18 feet to the Southwest corner of said 1/4-1/4 section to the point of beginning; thence 88 deg. 29 min. 45 sec. a distance of 1033.32 feet to the Southerly line of E.C. and Mary A. Ihas property; thence right 43 deg. 57 min. 00 sec. along the Southerly line of said Ihas property a distance of 235.93 feet; thence right 84 deg. 07 min. 21 sec. a distance of 618.75 feet; thence right 81 deg. 36 min. 03 sec. a distance of 148.94 feet; thence left 13 deg. 13 min. 16 sec. a distance of 108.44 feet; thence left 39 deg. 13 min. 27 sec. a distance of 211.58 feet; thence right 80 deg. 44 min. 13 sec. a distance of 741.15 feet to the point of beginning.

Tract II:

From the Southeast corner of Section 31, Township 19 South, Range 1 East, run Westerly a distance of 1380.18 feet to the Southwest corner of said 1/4-1/4 section to the point of beginning; thence right 88 deg. 29 min. 45 sec. a distance of 1033.32 feet; thence right 43 deg. 57 min. 00 sec. a distance of 235.93 feet to the point of beginning;

thence continue in a straight line a distance of 353.69 feet; thence right 84 deg. 07 min. 21 sec. a distance of 530.58 feet; thence right 81 deg. 36 min. 03 sec. a distance of 355.64; thence right 98 deg. 23 min. 57 sec. a distance of 618.75 feet to the point of beginning.

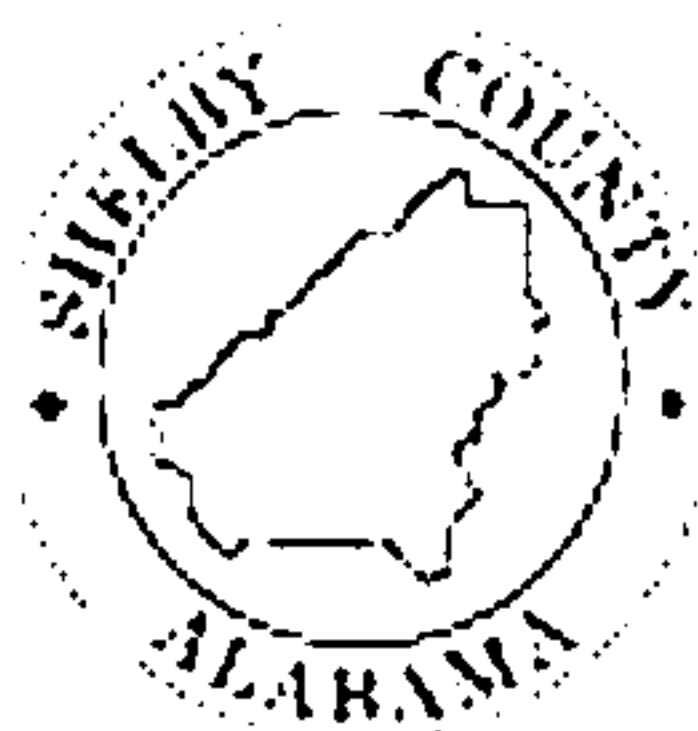
Tract III:

From the SE corner of Section 31, Township 19 South, Range 1 East, run Westerly a distance of 1380.10 feet to the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence right 146 deg. 27'29" a distance of 741.15 feet; thence left 80 deg. 44'13" a distance of 126.50 feet to the point of beginning; thence continue in a straight line a distance of 85.08 feet; thence right 39 deg. 13'27" a distance of 108.44 feet; thence right 13 deg. 13'16" a distance of 504.58 feet; thence right 98 deg. 23'57" a distance of 45.85 feet; thence right 6 deg. 11'10" a distance of 32.98 feet; thence right 74 deg. 05'38" a distance of 621.98 feet to the point of beginning. The above described property being situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama.

Tract IV:

Any portion of the following described property located in Section 6, Township 20 South, Range 1 East and Section 31, Township 19 South, Range 1 East, Shelby County, Alabama:

A parcel of land being situated partly in the Northeast Quarter of Section 6 and the Northeast Quarter of Section 5, in Township 20 South, Range 1 East; the Southwest Quarter of Section 32 and the Southeast Quarter of Section 31 of Township 19 South, Range 1 East; from the Southeast corner of the Southeast Quarter of the Southeast Quarter, thence run West along the South line of said Section a distance of 1,378.88 feet; thence right 146 degrees 13 minutes 46 seconds a distance of 744.37 feet to the Point of Beginning; thence left 79 degrees 20 minutes 01 seconds a distance of 127.92 feet; thence right 51 degrees 22 minutes 00 seconds a distance of 644.48 feet; thence right 105 degrees 48 minutes 50 seconds a distance of 390.28 feet; thence left 8 degrees 52 minutes 14 seconds a distance 253.98 feet; thence right 6 degrees 27 minutes 14 seconds a distance of 215.03 feet; thence right 2 degrees 52 minutes 50 seconds a distance of 509.68 feet; thence right 73 degrees 43 minutes 46 seconds a distance of 209.53 feet; thence left 5 degrees 10 minutes 28 seconds a distance of 229.95 feet; thence left 13 degrees 47 minutes 44 seconds a distance of 63.00 feet; thence right 103 degrees 38 minutes 18 seconds a distance of 178.38 feet; thence left 2 degrees 59 minutes 22 seconds a distance of 670.75 feet; thence right 43 degrees 53 minutes 50 seconds a distance of 64.28 feet; thence left 3 degrees 16 minutes 33 seconds a distance of 225.14 feet; thence 10 degrees 50 minutes 25 seconds a distance of 98.35 feet; thence left 8 degrees 25 minutes 22 seconds a distance of 95.76 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/12/2016 03:21:20 PM
\$25.00 CHERRY
20160712000242370

James W. Fuhrmeister