

Send tax notice to:
RAYMOND CARDWELL
~~229 Hillcrest Dr~~
~~Montevallo AL 35115~~

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

2016482T

CORRECTIVE WARRANTY DEED

This deed is being recorded as corrective to replace that certain deed recorded in instrument 20040614000320900, in the Probate Office of Shelby County, Alabama to correct the grantee clause and legal description in Section 2, Township 22 South, Range 4 West. The legal description remains the same for the property located in Section 12, Township 24 North, Range 15 East described in the same deed.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and 00/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RAYMOND G. CARDWELL and MYRA J. CARDWELL, HUSBAND AND WIFE whose mailing address is: ~~229 Hillcrest Dr, Montevallo AL 35115~~ (hereinafter referred to as "Grantors") by RAYMOND CARDWELL AND MYRA CARDWELL, TRUSTEES OF THE RAYMOND CARDWELL AND MYRA CARDWELL LIVING TRUST whose property address is: 5715 Highway 10 Unit 5175, Montevallo, AL, 35115 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of NE ¼ of SW ¼, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian; thence run North along East line of said NE ¼ of SW ¼ a distance of 953.11 feet; turn left an angle of 90 degrees 00 minutes a distance of 64.0 feet for point of beginning; thence continue said course a distance of 51.0 feet; turn right an angle of 73 degrees 53 minutes 35 seconds a distance of 283.49 feet to water's edge of Lay Lake; turn right an angle of 101 degrees 4 minutes 35 seconds and run Easterly along said water's edge a distance of 106.0 feet; thence turn right and angle of 89 degrees 23 minutes 50 seconds and run Southerly a distance of 281.29 feet to point of beginning. Being in NE ¼ of SW ¼, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama.

Also grantors convey unto grantees their interest in an easement of minimum width of 15 feet for ingress and egress to and from the herein above described property over the land of the grantor in that certain deed recorded in Deed Book 269, Page 610, extended from the above described lot to a public road leading to Glasscock's Fishing Camp, as which said private roadway has now been constructed and which easement is more specifically set out in said Deed Book 269, Page 610, in Probate Office.

ALSO INCLUDES a Manufactured Home: 1983 (year) Buccaneer (make) Parkwood (model) 70' x 14' (size) 6819 (serial number).

AND

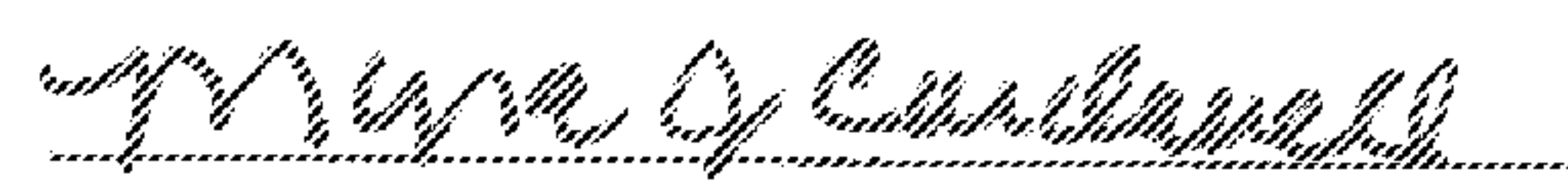
Commence at the SW corner of the SW ¼ of the NE ¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; thence South 88 degrees 43 minutes 42 seconds East, a distance of 164.44 feet to the point of beginning; thence South 88 degrees 44 minutes 47 seconds East a distance of 164.74 feet; thence North 02 degrees 38 minutes 27 seconds East, a distance of 481.95 feet; thence North 31 degrees 02 minutes 48 seconds West a distance of 173.70 feet; thence North 03 degrees 33 minutes 27 seconds West a distance of 120.49 feet to the Southerly ROW line of Shelby County Highway 10; thence South 88 degrees 17 minutes 26 seconds West and along said ROW line a distance of 110.03 feet; thence South 02 degrees 38 minutes 59 seconds West and leaving said ROW line a distance of 148.71 feet; thence South 07 degrees 26 minutes 40 seconds East a distance of 122.64 feet; thence South 19 degrees 09 minutes 22 seconds East a distance of 89.65 feet; thence South 02 degrees 41 minutes 41 seconds West a distance of 389.21 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

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 31st day of August, 2016.


RAYMOND G. CARDWELL


MYRA J. CARDWELL

STATE OF ALABAMA
COUNTY OF SHELBY

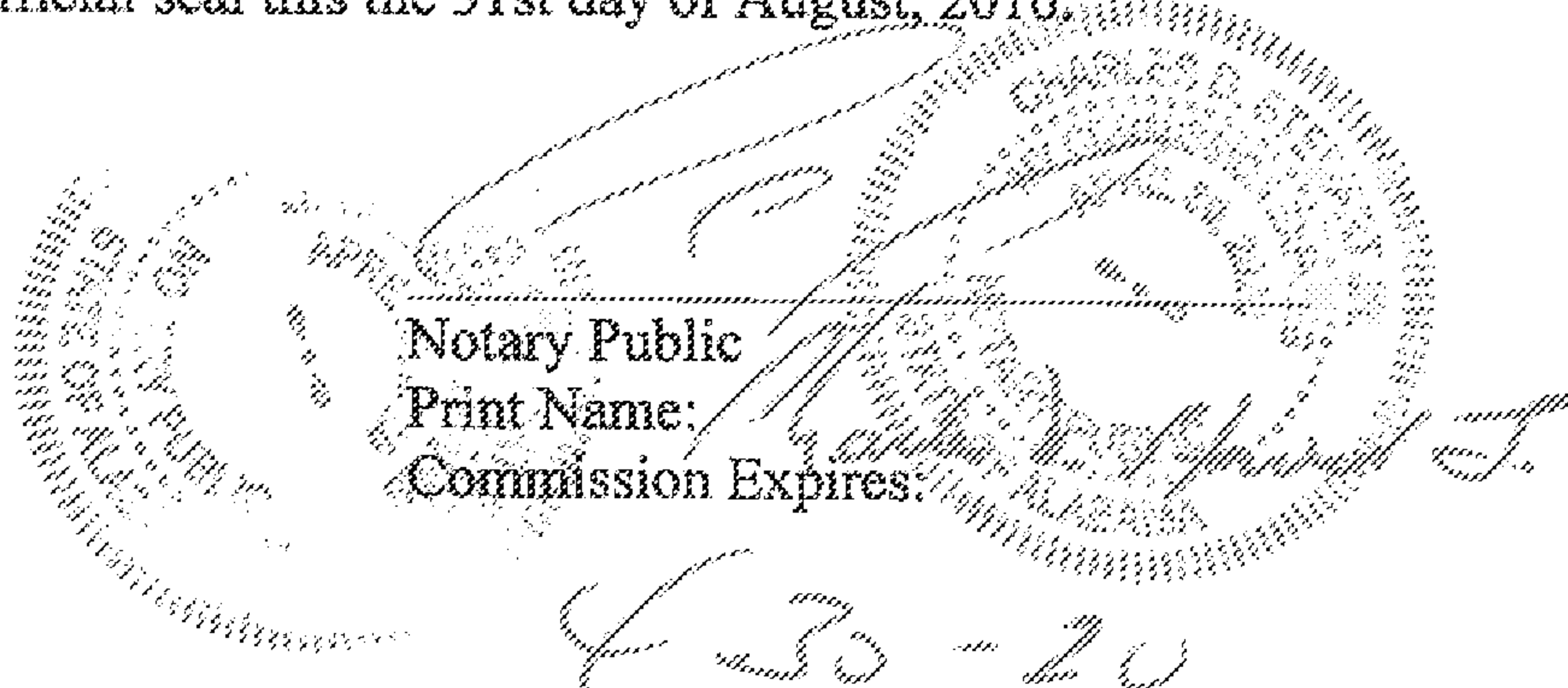


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/02/2016 10:55:41 AM
\$19.00 CHERRY
20160902000319240



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RAYMOND G. CARDWELL AND MYRA J. CARDWELL 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 31st day of August, 2016.


Notary Public
Print Name:
Commission Expires:
4-30-20