

*** This instrument is being recorded by the Preparer, in order to reflect that the Grantee is an individual and therefore there should be no survivorship language on the Warranty Deed.

20160818000295300 1/2 \$210.50
Shelby Cnty Judge of Probate, AL
08/18/2016 08:07:31 AM FILED/CERT

CORRECTIVE
WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Rodney E Davis
P.O. BOX 471
Chelsea, AL 35043

STATE OF ALABAMA) 20161027000394830
COUNTY OF SHELBY) 10/27/2016 08:48:54 AM
CORDEED 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$192,500.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Southeastern Bible College, Inc.** (herein referred to as Grantor) do grant, bargain, sell and convey unto **Rodney E Davis** and (herein referred to as Grantee) ~~as joint tenants with right of survivorship~~, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land situated in the SE 1/4 of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

All that part of the South 1/2 of the SE 1/4 of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT that parcel of land as recorded in Inst. No. 20151113000394170 in the Office of the Probate of Shelby County, Alabama and described as follows:

A parcel of land situated in the SW 1/4 of the SE 1/4 and in the SE 1/4 of the SE 1/4 of Section 16, Township 20, Range 1 West. Situated in Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the SE 1/4 of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama; thence North 88 degrees 21 minutes 25 seconds East along the North line of said 1/4-1/4 section, a distance of 1328.26 feet; thence North 89 degrees 26 minutes 09 seconds East a distance of 1323.68 feet to the NE corner of the SE 1/4 of the SE 1/4 of said Section 16; thence South 00 degrees 02 minutes 57 seconds East along the East line of said 1/4-1/4 section, a distance of 513.32 feet to a point lying 50 feet North of the centerline of an Alabama Power transmission line; thence 85 degrees 39 minutes 32 seconds West and parallel to said transmission line, a distance of 2475.40 feet; thence South 52 degrees 40 minutes 12 seconds West, a distance of 224.75 feet to the West line of the SW 1/4 of the SE 1/4 of said Section 16; thence North 00 degrees 39 minutes 48 seconds West and along said West line, a distance of 411.14 feet to the Point of Beginning.
LESS & EXCEPT any part lying in a road right of way.

According to the survey of William D. Callahan, Jr., Al. Reg. No. 28251, dated November 5, 2015.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee ~~as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created 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 Grantees herein shall take as tenants in common~~

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, ^{his} ~~their~~ heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantee, ^{his} ~~their~~ heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Southeastern Bible College, Inc., by its President, Alex Granados who is authorized to execute this conveyance, has hereto set its signature and seal, this August 4, 2016.

Southeastern Bible College, Inc.

by: Alexander Granados
Alex Granados
Its: President

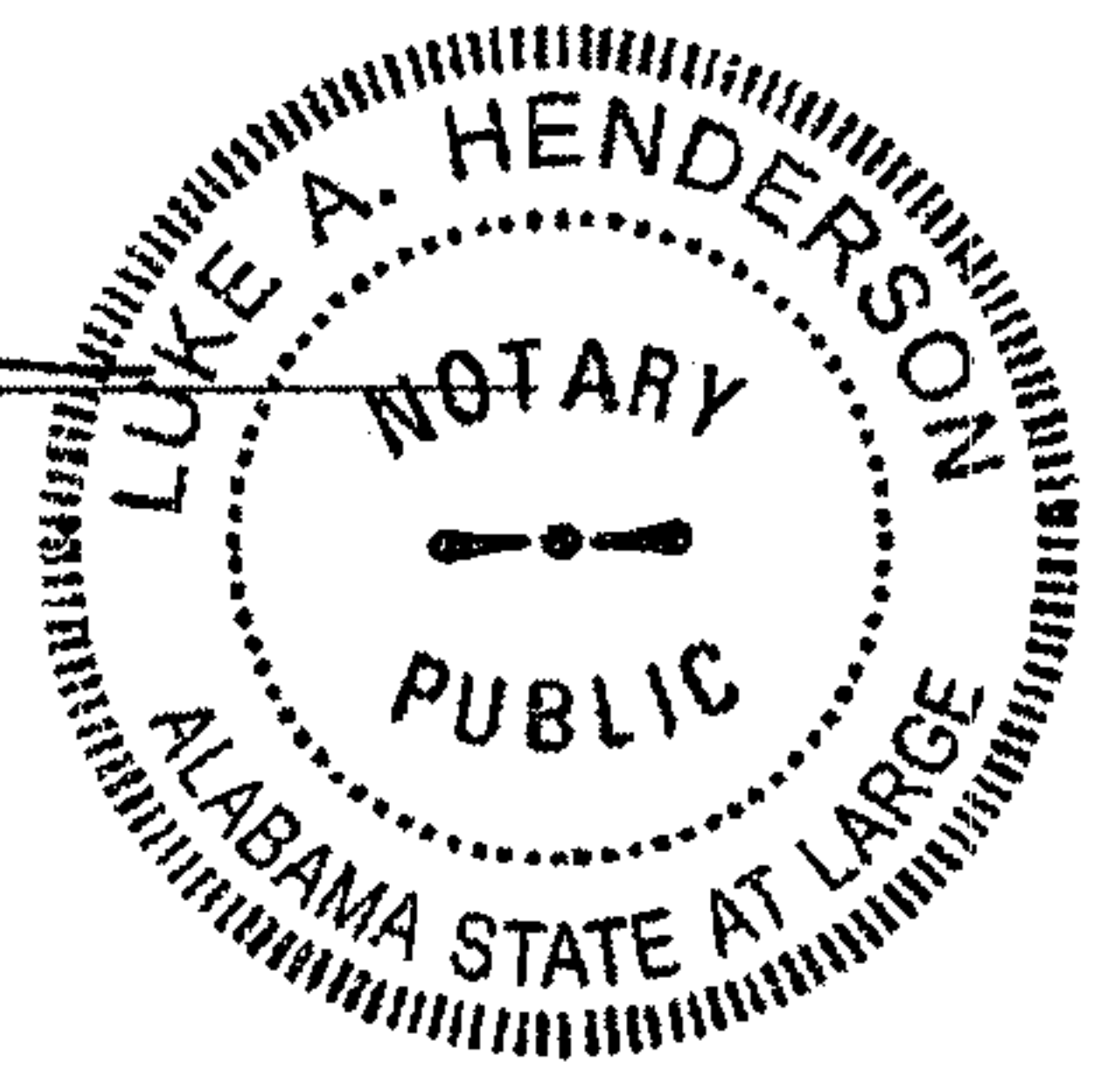
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Alex Granados whose name as President of Southeastern Bible College, Inc., 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 the conveyance, Alex Granados, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this August 4, 2016.

My Commission Expires: 7-26-2020

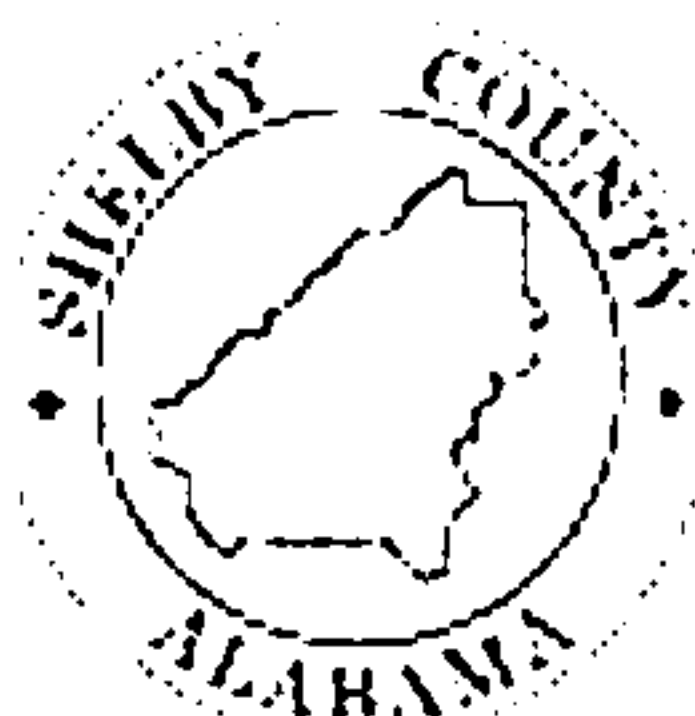
Luke A. Henderson
Notary Public



Grantor's Address:
2545 Valleydale Road
Birmingham, AL 35244

Grantee's Mailing Address:
P.O. Box 471
Chelsea, AL 35043

Property Address:
55.8 acres of land between Hwy 69 and Hwy 47



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/27/2016 08:48:54 AM
\$19.00 CHERRY
20161027000394830

James W. Fuhrmeister

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