

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Thornton, Inc.
5300 Cahaba River Road, Suite 200
Birmingham,, AL 35242



20170717000253370 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/17/2017 09:21:17 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

CORRECTIVE GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TO CLEAR TITLE**, and other good and valuable consideration, this day in hand paid to the undersigned **Janice Creel Clark and Robert Louis Clark, a married couple**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Thornton, Inc.**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

PARCEL I

That part of the following property lying East of Signal Valley Farms Road now known as Signal Valley Trail:

Begin at the Northeast corner of the NW 1/4 of Section 26, Township 19 South, Range 1 West, lying in Shelby County, Alabama and run thence South 1169.60 feet to the North line of property owned by Melton John Franklin and Sarah Virginia Franklin; thence run West along the North line of Franklin property 190 feet; thence run Southerly along the Westerly line of the Franklin property 570 feet, more or less to the North line of Old U.S. Highway 280; thence run West along the North line of said Highway 40 feet; thence run Northerly along the West line of a 40 foot strip 500 feet; thence run West 290 feet to a point; thence North 1260 feet to the North line of said NW 1/4; thence run East 520 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Lot 36, according to the Final Plat of Adams Mills Subdivision First Addition, as recorded in Map Book 43, Page 94, in the Probate Office of Shelby County, Alabama.

PARCEL II

A parcel of land located in the E 1/2 of the NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of SE 1/4 of NW 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence South along the East 1/4 1/4 line a distance of 414.60 feet to the Northerly side of U.S. Highway #280; thence turn right 88 degrees 28 minutes along said highway a distance of 460.25 feet to the POINT OF BEGINNING; thence turn right 91 degrees 32 minutes a distance of 470 feet; thence turn right 90 degrees 00 minutes a distance of 290 feet, more or less, to the Westerly side of a gravel drive; thence run Southerly along said gravel drive a distance of 500 feet, more or less, to the Northerly side of said Highway #280; thence run Westerly along said Highway a distance of 100 feet more or less to the POINT OF BEGINNING.

PARCEL III

That part of the following lying East of Signal Valley Farms Road now known as Signal Valley Trail:

Commence at the NE corner of SE 1/4 of NW 1/4 of said Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South along the East 1/4 1/4 line a distance of 414.60 feet to the Northerly side of U. S. Highway #280; thence right 88 degrees 28 minutes along said highway a distance of 764.25 feet to the POINT OF BEGINNING; thence turn right 91 degrees 32 minutes a distance of 430.00 feet; thence turn right 88 degrees 28 minutes a distance of 304.00 feet; thence turn left 91 degrees 32 minutes a distance of 1300 feet, more or less, to North line of Section 26; thence run West along said Section line a distance of 910 feet, more or less to the NW corner of E 1/2 of NW 1/4 of said Section 26; thence run South along the West line of said E 1/2 a distance of 720 feet, more or less, to a point that is 1050 feet North of the North right of way of said Highway #280; thence run Easterly parallel with said Highway #280 a distance of 472.5 feet; thence run South and parallel with West line of said E1/2 of NW 1/4 a distance 1050 feet to the North side of said Highway #280; thence Easterly along said Highway a distance of 110 feet, more or less, to POINT OF BEGINNING.

This deed is given to correct the legal description shown in that certain deed recorded in Instrument No. 20161213000455140 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

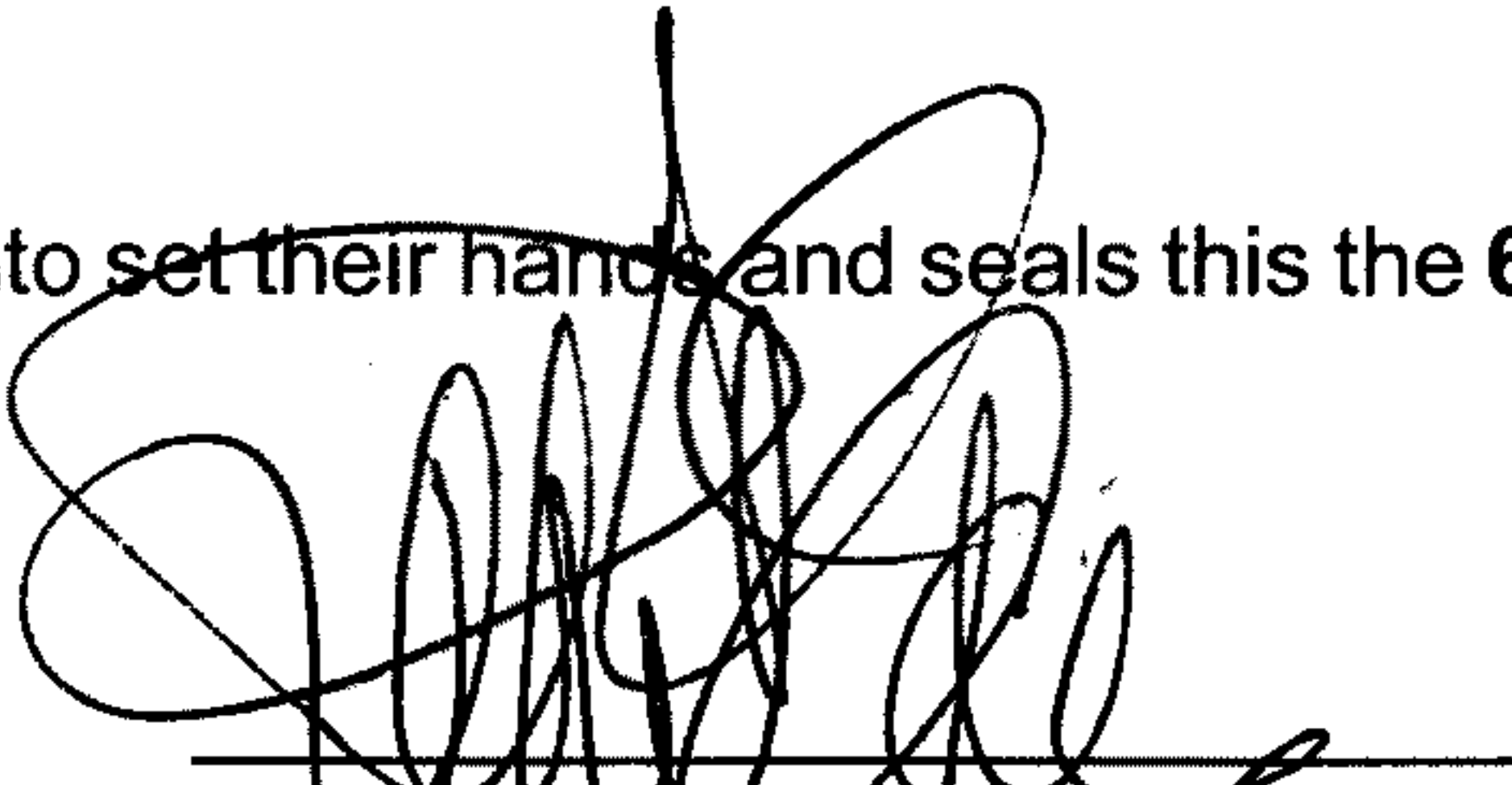
CLAYTON T. SWEENEY, ATTORNEY AT LAW

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of July, ~~2016~~ 2017



Janice Creel Clark

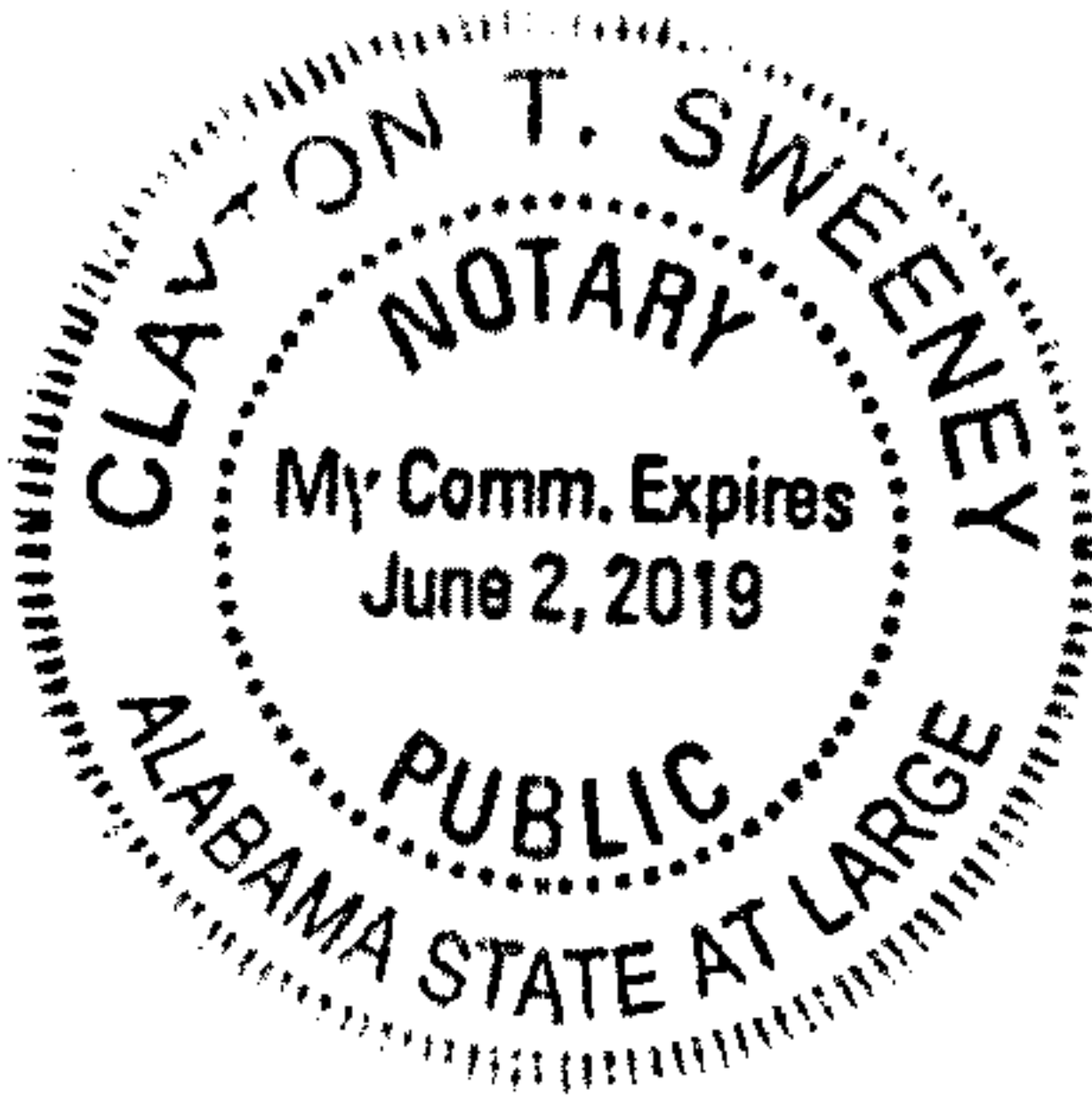

Robert Louis Clark


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Janice Creel Clark and Robert Louis Clark, a married couple, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, ~~2016~~ 2017.


NOTARY PUBLIC
My Commission Expires: 06-02-2019




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