

**This instrument prepared without
examination of title or survey by:**

Taylor Partners, LLC
P. O. Box 489
Orange Beach, Alabama 36561

Send tax notice to:

TBR, Inc.
5300 Cahaba River Road, Ste 200
Birmingham, Alabama 35243

**CORRECTIVE
STATUTORY WARRANTY DEED**

STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
SHELBY COUNTY)

THIS CORRECTIVE DEED IS FOR PURPOSES OF CORRECTING THE LEGAL DESCRIPTION OF THE PROPERTY CONVEYED BY THAT CERTAIN STATUTORY WARRANTY DEED FILED IN SHELBY COUNTY PROBATE OFFICE ON MARCH 10, 2017 AS INSTRUMENT # 20170310000083190. THE CORRECTED LEGAL DESCRIPTION IS STATED BELOW.

That for and in consideration of CLEARING TITLE and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **THORNTON, INC.**, an Alabama corporation ("Grantor"), does by these presents grant, bargain, sell and convey unto **TBR, INC.**, an Alabama corporation ("Grantee"), the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

PARCEL I

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

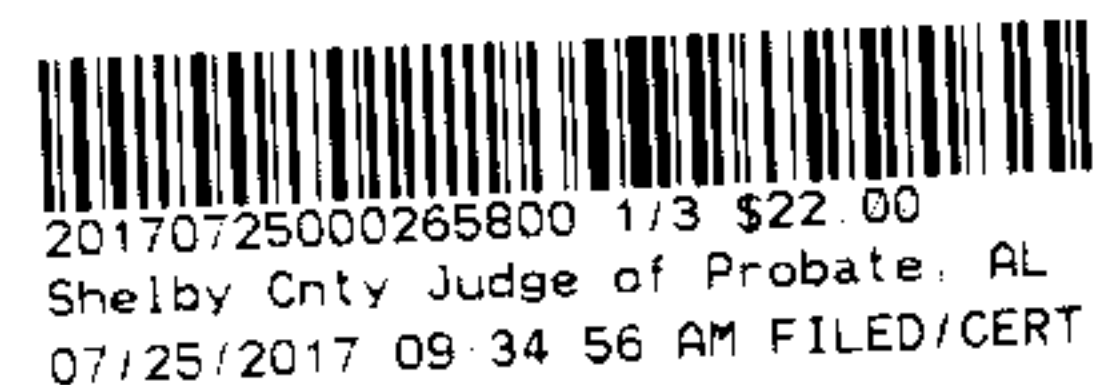
Begin at the Northeast corner of the NW 1/4 of Section 26, Township 19 South, Range 1 West, lying in Shelby County, Alabama and run thence South 1169.60 feet to the North line of property owned by Melton John Franklin and Sarah Virginia Franklin; thence run West along the North line of Franklin property 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.

The Property is conveyed subject to the following:

- (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter;
- (2) Fire district and library district assessments for 2017, if any, and subsequent years not yet due and payable; and
- (3) All matter of record including, but not limited to, easements, covenants, conditions, restrictions and rights of way.

TO HAVE AND TO HOLD the Property above described together with all and singular rights, privileges, tenements, appurtenances and improvements unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor THORNTON, INC. has hereto set its signature and seal as of the 18th day of July, 2017.

THORNTON, INC., an Alabama corporation

By: [Signature]
William L. Thornton, III
Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William L. Thornton, III, whose name as President of THORNTON, INC., an Alabama corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 18th day of July, 2017.

[Signature]
Notary Public
My Commission Expires: April 27, 2019

[SEAL]

