

**CORRECTIVE
WARRANTY DEED**


20170919000340640 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/19/2017 10:51:33 AM FILED/CERT

This Instrument Was Prepared By:

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#17 Office Park Circle, Ste. 150
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

HRL, LLC
867 Valley View Road
Indian Springs, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) AND THE PURPOSE OF CLEARING TITLE, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Phillip Oldham, a married person,

(herein referred to as Grantor) does grant, bargain, sell and convey unto

HRL, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°39'00"E, a distance of 526.09' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 400.99'; thence S44°37'37"W, a distance of 1808.74'; thence N00°50'33"W, a distance of 962.90' to the Southeasterly R.O.W. line of Shelby County Highway 332, Prescriptive R.O.W., (all further calls will be along said R.O.W. line), said point also being the beginning of a non-tangent curve to the left, having a radius of 255.00, a central angle of 21°25'49", and subtended by a chord which bears N37°39'41"E, and a chord distance of 94.82'; thence along the arc of said curve, a distance of 95.38'; thence N26°56'47"E, a distance of 257.83' to a curve to the right, having a radius of 215.00, a central angle of 40°29'56", and subtended by a chord which bears N47°11'45"E, and a chord distance of 148.83'; thence along the arc of said curve, a distance of 151.97'; thence N87°28'43"E, a distance of 158.52' to a curve to the right, having a radius of 1165.00, a central angle of 05°46'30", and subtended by a chord which bears N70°19'58"E, and a chord distance of 117.38'; thence along the arc of said curve, a distance of 117.42'; thence N73°13'14"E, a distance of 38.76' to a curve to the left, having a radius of 430.00, a central angle of 19°09'42", and subtended by a chord which bears N63°38'23"E, and a chord distance of 143.14'; thence along the arc of said curve, a distance of 143.81'; thence N54°03'31"E, a distance of 150.78' to a curve to the right, having a radius of 270.00, a central angle of 04°51'25", and subtended by a chord which bears N56°29'14"E, and a chord distance of 22.88'; thence along the arc of said curve, a distance of 22.89'; thence N58°54'56"E, a distance of 24.58' to a curve to the left, having a radius of 230.00, a central angle of 19°13'10", and subtended by a chord which bears N49°18'21"E, and a chord distance of 76.79'; thence along the arc of said curve, a distance of 77.15'; thence N39°41'48"E, a distance of 116.78' to a curve to the left, having a radius of 330.00, a central angle of 14°48'25", and subtended by a chord which bears N32°17'34"E, and a chord distance of 85.04'; thence along the arc of said curve, a distance of 85.28'; thence S52°11'12"E and leaving said R.O.W. line, a distance of 295.69' to the POINT OF BEGINNING.

Said Parcel containing 21.55 acres, more or less. (Acreage of Railroad R.O.W. not included.)

LESS & ACCEPT the R.O.W. of a Railroad Tract, 100' R.O.W., being more particularly described as follows:

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence S00°39'00"E, a distance of 645.51' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 140.82'; thence S44°37'37"W, a distance of 1809.40'; thence N00°50'33"W, a distance of 140.28'; thence N44°37'37"E, a distance of 1810.18' to the POINT OF BEGINNING.

The purpose of this corrective instrument to remedy that General Warranty Deed recorded in Instrument # 20160212000046160 by accurately and precisely identifying the legal description of the property being conveyed.

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

\$82,700.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

Susie Oldham and W. E. Oldham were the holders of life estates as set out in deed recorded in Deed Book 144, Page 23. Susie Oldham died on January 4, 1960 and W. E. Oldham died on March 28, 1953.

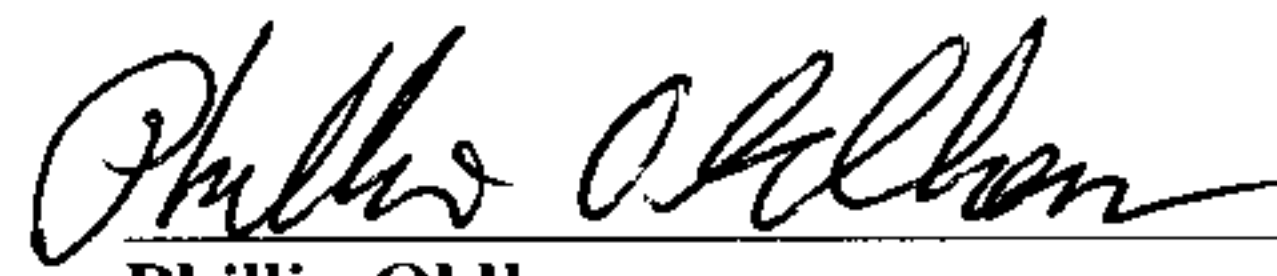
Title not examined by Preparer.

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

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19 day of Sept, 2017.


Phillip Oldham

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Phillip Oldham** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 day of Sept, 2017.


Notary Public

My Commission Expires: 09/01/21

Grantor's Address:
125 Weatherly Way
Pelham, AL 35124

Property Address:
Acreage near HWY 332
Pelham, AL

