

Return to:  
Title Source, Inc.  
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Order Number:

63654977 - 4224348

20171004000362600  
10/04/2017 04:04:24 PM  
CORDEED 1/3

**CORRECTIVE QUIT CLAIM DEED**

3387840123

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
46651 Highway 25  
Vincent, AL 35178

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **DESIREE BUNN SPIES**, a married woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **WILLIAM E. SPIES, II** and **DESIREE BUNN SPIES**, husband and wife, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A part of the SE 1/4 of the NW 1/4 and also the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, and being more particularly described as follows:

Begin at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, thence run East along the North line of said a distance of 111.16 feet to the right of way line of Spencer Railroad spur;

Thence turn right and run Southwesterly along said railroad right of way line a distance of 205 feet, more or less, to a point 190.0 feet South of said North 1/4-1/4 line; thence turn right and run Westerly, and parallel to same, a distance of 456.00 feet to a point 420 feet West of the East line of the SE 1/4 of the NW 1/4 of said section; thence turn right 89 degrees 44 minutes 14 seconds and run North, and parallel to said East 1/4-1/4 line, a distance of 190.0 feet to the North line of the SE 1/4 of NW 1/4 of said section; thence turn right and run East along said North 1/4-1/4 line a distance of 420.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Together with a non-exclusive easement for ingress and egress over the presently existing private road on the lands of Herman B. Justice and Frances J. Warren, which private road leads from Alabama State Highway No. 25 across the SW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, AL.

**Prior Deed Reference: Instrument Nos. 20130718000292350 and 20070706000318520**

**Parcel ID Number: 058330000019002**

**Commonly Known As: 46651 Highway 25, Vincent, AL 35178**

**Fair Market Value: \$ 250,000.00.**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**The above conveyance includes all structures presently built, constructed, or set on the above described property.**

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

WHEREAS, the deed recorded as Instrument No. 20130718000292350, erroneously omitted the marital status of DESIREE BUNN SPIES. As of the time of conveyance, DESIREE BUNN SPIES was a married woman.

**\*\*This deed is being recorded to correct an error in the prior, above-mentioned deed recorded in Instrument No. 20130718000292350, wherein the marital status of DESIREE BUNN SPIES were erroneously omitted.\*\***

The above described property does constitute part of the Grantors' homestead.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Title Source, Inc..

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 26 day of September, 2017.

GRANTOR:

Desiree Bunn Spies  
DESIREE BUNN SPIES

STATE OF Alabama )  
COUNTY OF Stalby )

I, David Scott Watson, a Notary Public for the State of Alabama, do hereby certify that **DESIREE BUNN SPIES**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 26 day of September, 2017.

(NOTARY SEAL)

David Scott Watson

Notary Public

My commission expires: July 16, 2018

David Scott Watson

This instrument was prepared by:  
Gregory M. Varner, Esq.  
Attorney at Law  
Post Office Box 338  
Ashland, Alabama 36251  
256-354-5464

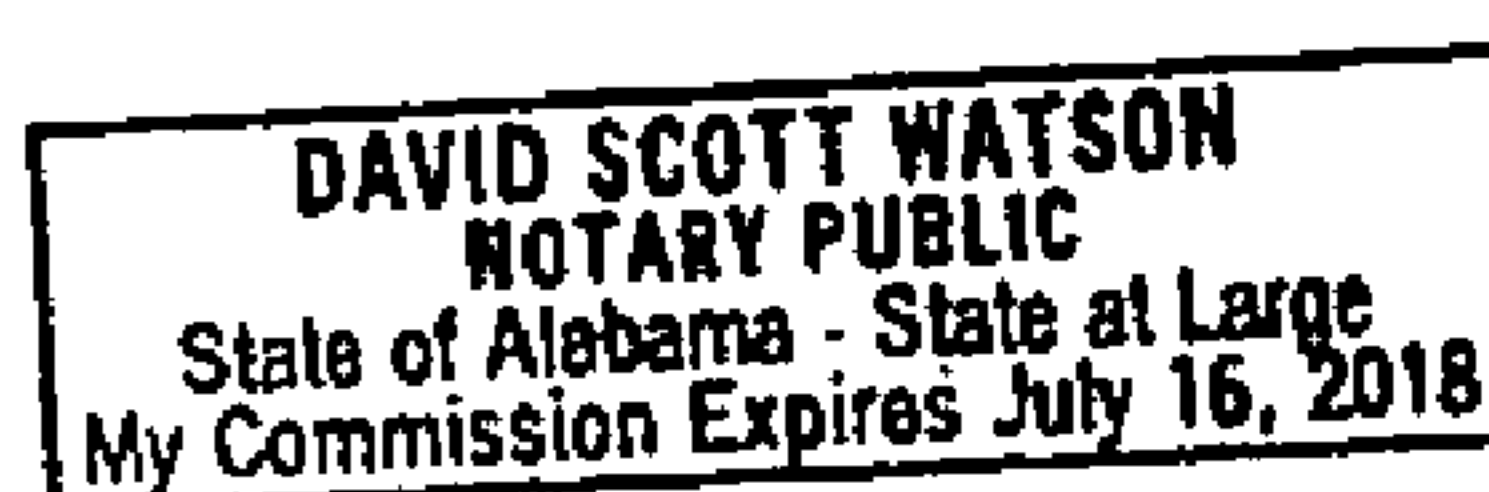


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 058330000019002

Land situated in the County of Shelby in the State of AL

A PART OF THE SE 1/4 OF THE NW 1/4 AND ALSO THE SW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE RUN EAST ALONG THE NORTH LINE OF SAID A DISTANCE OF 111.16 FEET TO THE RIGHT OF WAY LINE OF SPENCER RAILROAD SPUR;

THENCE TURN RIGHT AND RUN SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 205 FEET, MORE OR LESS. TO A POINT 190.0 FEET SOUTH OF SAID NORTH 1/4-1/4 LINE; THENCE TURN RIGHT AND RUN WESTERLY, AND PARALLEL TO SAME, A DISTANCE OF 456.00 FEET TO A POINT 420 FEET WEST OF THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE TURN RIGHT 89 DEGREES 44 MINUTES 14 SECONDS AND RUN NORTH, AND PARALLEL TO SAID EAST 1/4-1/4 LINE, A DISTANCE OF 190.0 FEET TO THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SAID SECTION; THENCE TURN RIGHT AND RUN EAST ALONG SAID NORTH 1/4-1/4 LINE A DISTANCE OF 420.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

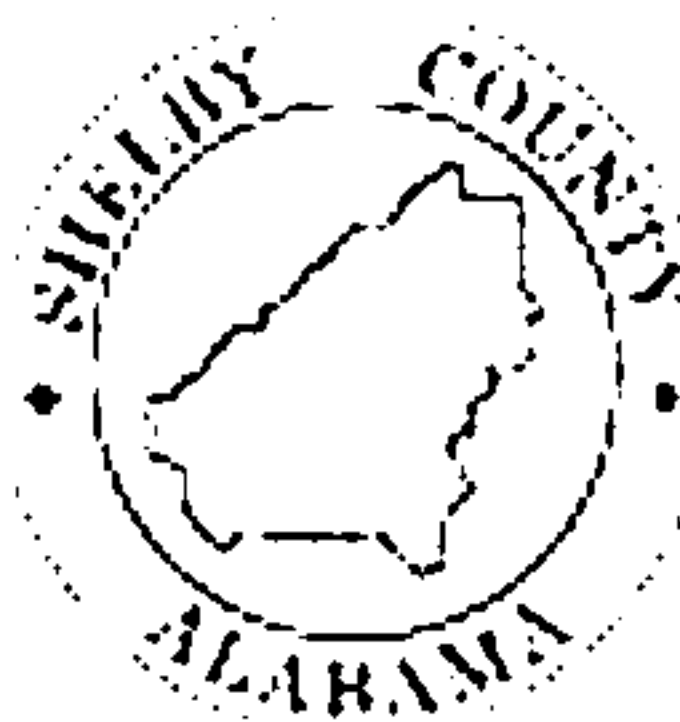
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PRESENTLY EXISTING PRIVATE ROAD ON THE LANDS OF HERMAN B. JUSTIVE AND FRANCES J. WARREN, WHICH PRIVATE ROAD LEADS FROM ALABAMA STATE HIGHWAY NO. 25 ACROSS THE SW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, AL.

SOURCE OF TITLE: DEED INSTRUMENT# 20130718000292350

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 46651 Highway 25, Vincent, AL 35178-6144

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/04/2017 04:04:24 PM  
\$21.00 CHERRY  
20171004000362600

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the official text.