

THIS DEED IS BEING RE-RECORDED TO CORRECT THAT CERTAIN DEED RECORDED IN INSTRUMENT 20171218000449690 TO ADD AN ADDITIONAL GRANTEE OMITTED IN ERROR AND IN ORDER TO COMPLY WITH COURT ORDER RECORDED IN INSTRUMENT 20171218000449710, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205)699-5000

Send Tax Notice To:
THOMAS EDWARD ISBELL JR.,
54 BEULAH LANE
STERRETT, AL 35147

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) to the undersigned Grantor, BRASHER PROPERTIES, LLC, an Alabama limited liability company (hereinafter referred to as Grantor, whose mailing address is 258 Mill Ridge Lane, Pell City, AL 35128), in hand paid by the Grantee herein (whose mailing address is 54 Beulah Lane, Sterrett, AL 35147), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto THOMAS EDWARD ISBELL JR., Individually and THOMAS EDWARD ISBELL JR., AS CO-CONSERVATOR OF THE ESTATE OF THOMAS EDWARD ISBELL III. A MINOR, JEFFERSON COUNTY PROBATE CASE #17BHM01442 (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHEHD EXHIBIT "A"

\$45,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

The purchase price or actual value of this conveyance can be verified by the original deed recorded in Instrument 20171218000449690

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Terms and Conditions and Restrictions as shown by map recorded in Map Book 41, page 148, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as recorded in Deed Volume 216, page 609 and Instrument 20110824000249530 in the Probate Office of Shelby County, Alabama. (Parcel I)
6. Right of way granted to Alabama Power Company as recorded in Instrument 20110824000249550 in the Probate Office of Shelby County, Alabama. (Parcel II)

TO HAVE AND TO HOLD and said Grantor, for said Grantee, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 10th day of January, 2018.

Brasher Properties, LLC, an Alabama limited liability company

By: Betty Brasher
Betty Brasher
Its: Managing Member

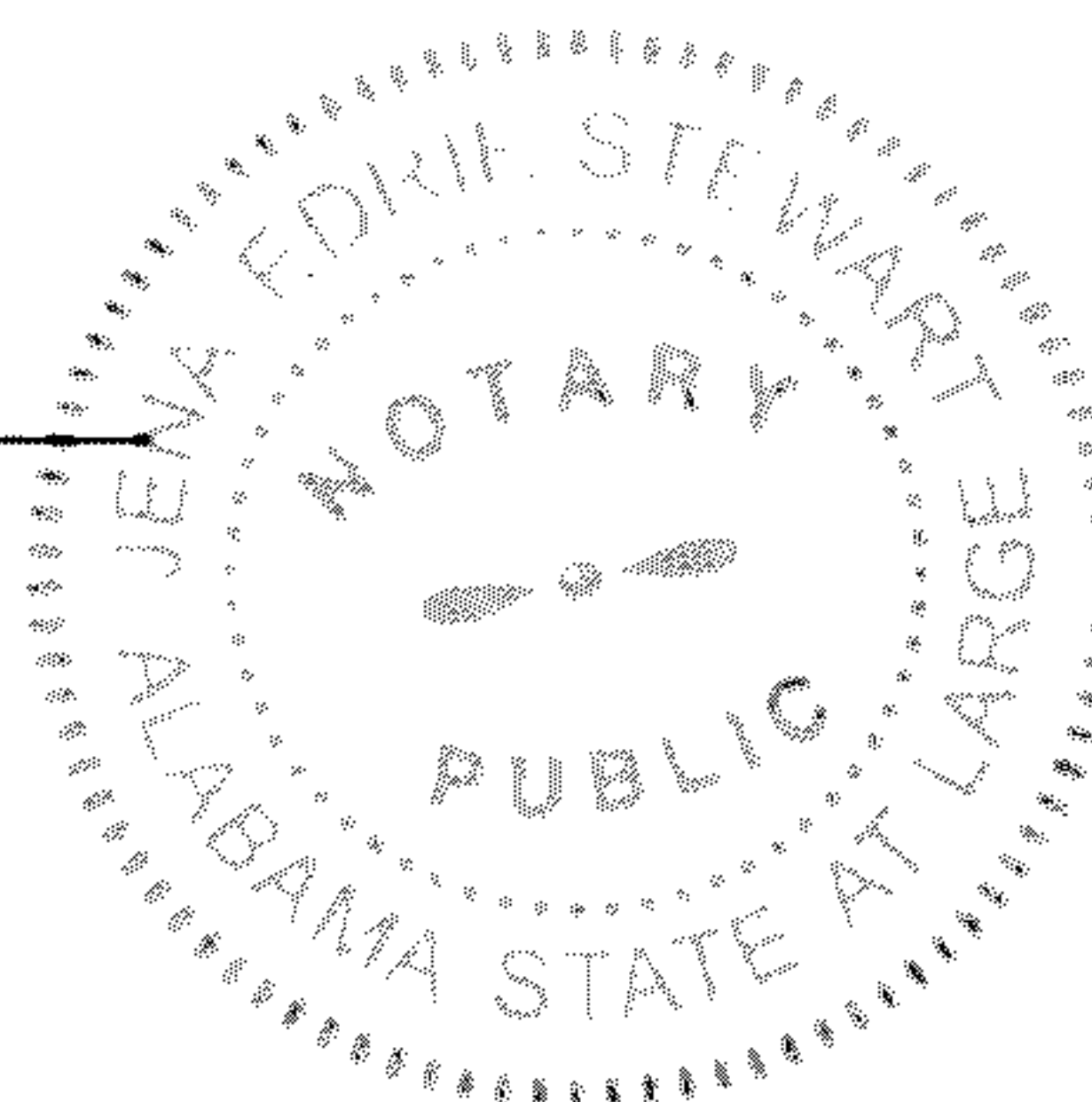
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Betty Brasher, as Managing Member of Brasher Properties LLC, an Alabama limited liability company has 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, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said Brasher Properties, LLC on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2018

Jenna Edrick Stewart
NOTARY PUBLIC

My Commission Expires: 10/2/18



Thomas Edward Isbell Jr., as Co-conservator of the Estate of Thomas Edward Isbell III, a minor, Jefferson County Probate Case #17BHM01442 is joining in this conveyance as the original grantee to acknowledge to corrections being made herein

Thomas E Isbell Jr.

Thomas Edward Isbell Jr., as Co-conservator of the Estate of Thomas Edward Isbell III, a minor, Jefferson County Probate Case #17BHM01442

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas Edward Isbell Jr., as Co-Conservator of the Estate of Thomas Edward Isbell III, a minor, Jefferson County Probate Case #17BHM01442 has 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, in his/her capacity as Co-Conservator, executed the same voluntarily for and as the act of Estate of Thomas Edward Isbell III, a minor, Jefferson County Probate Case #17BHM01442 on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2018

Jena Edrie Stewart

NOTARY PUBLIC

My Commission Expires: 10/2/18

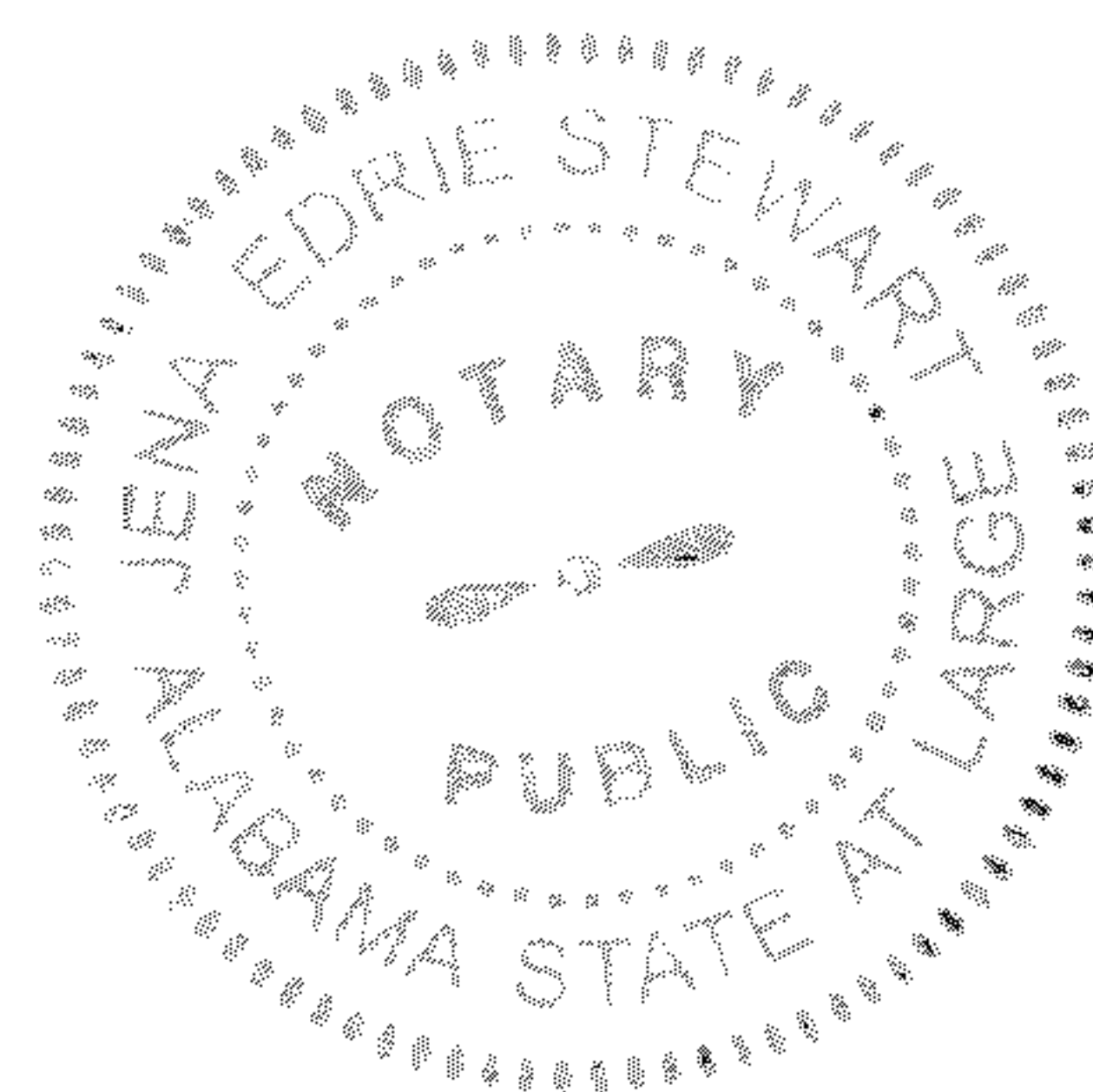


EXHIBIT A

Property Address
54 Beulah Lane
Sterrett, Alabama 35147
Parcel ID: 05-9-30-0-001-005.002

Parcel I:

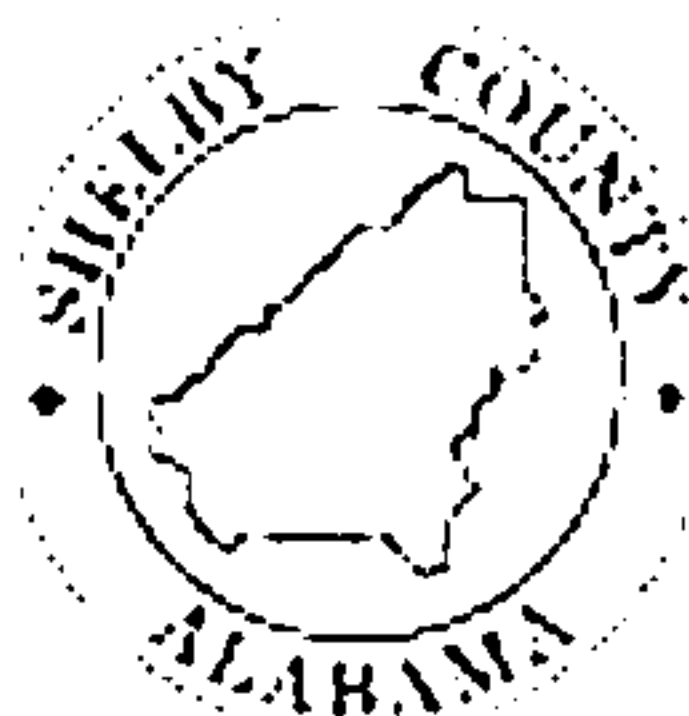
A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 18, Range 2, East, situated in Shelby County, Alabama being more particularly described as follows;

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 30, Township 18, Range 2, East, thence turn South 12°30' West a distance of 355.31 feet; thence turn 31°55' to the left and run a distance of 713.80 feet to the North line of an old road; thence turn an angle of 58°33' to the left and run a distance of 85.50 feet to the point of beginning; thence continue in the same direction a distance of 128.10 feet; thence turn an angle of 22°57' to the left and run a distance of 85.00 feet; thence turn an angle of 78°00' to the left and run a distance of 210.00 feet; thence turn an angle of 88°39' to the left and run a distance of 170.00 feet; thence turn an angle of 80°34' to the left and run a distance of 212.86 feet to the point of beginning.

Parcel II:

Together rights title and interest in and to that certain Grant of Ingress and Egress as recorded in Instrument 20171218000449720, in the Probate Office of Shelby County, Alabama being a 12 foot wide ingress/egress easement situated inside Lot 2 of Beulah Estates, as recorded in Map Book 41, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama lying 6 feet either side of and parallel to the following described centerline:

Commence at the NW corner of above said Lot 2; thence South 09°51'35" West a distance of 136.43 to the point of beginning of said centerline; thence South 36°34'35" West a distance of 25.58 feet to a curve to the right, having a radius of 30.00, a central angle of 86°44'35" and subtended by a chord which bears South 79°56'52" West and a chord distance of 41.20 feet; thence along the arc of said curve a distance of 45.42 feet; thence North 56°40'50" West a distance of 30.35 feet; thence North 77°25'32" West a distance of 37.09 feet; thence South 81°33'21" West a distance of 39.50 feet; thence South 62°07'12" West a distance of 40.46 feet; thence North 86°25'46" West a distance of 27.81 feet to the Easterly ROW line of Alabama Highway 25 and the point of ending of said centerline.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/26/2018 01:59:53 PM
\$25.00 CHERRY
20180126000027810

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the Probate Judge.