

THIS INSTRUMENT WAS PREPARED BY:

MIKE T. ATCHISON,
ATTORNEY AT LAW
P. O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA
SHELBY COUNTY

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Patrick H. Boone who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Patrick H. Boone, and I am a practicing attorney, in Jefferson County, Alabama. I was the preparer of that certain deed from JOANN HODGES DAILEY and RHONDA L. DAILEY dated April 16, 1992, recorded as Instrument #1992-0562 in the Probate Office of Shelby County, Alabama, a copy of the instrument is attached as EXHIBIT A.

It has been brought to my attention that the legal description as contained in said instrument is incorrect. The proper legal description, which was intended to be conveyed, is as follows:

Commence at the northwest corner of Section 18, Township 22 South, Range 2 West; thence run in a easterly direction along the north line of Section 18 for a distance of 590.00 feet to the point of beginning, from the point of beginning thus obtained continue in an easterly direction along the north line of Section 18 for a distance of 520.67 feet; thence turn an angle to the right of 110°00'34" and run in a southwesterly direction for a distance of 1878.34 feet to a point on the northeast right-of-way of Shelby County Highway No. 16; thence turn an angle to the right of 95°59'29" and run in a northwesterly direction along the northeast right-of-way of Shelby County Highway No. 16 for a distance of 856.86 feet; thence turn an angle to the right of 83°51'10" and run in a northeasterly direction for a distance of 199.41 feet; thence turn an angle to the right of 90°11'42" and run in a southerly direction for a distance of 138.45 feet; thence turn an angle to the left of 80°58'51"seconds and run in a northeasterly direction for a distance of 1429.25 feet to the point of beginning.


This affidavit is given to correct legal description in the above-recited deed. Further the affiant saith not.


Affiant - Patrick H. Boone

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this
The 17th day of April, 2018.


Notary Public
My Commission Expires: 10/10/2021


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Shelby Cnty Judge of Probate, AL
04/20/2018 01:32:33 PM FILED/CERT

SEND TAX NOTICE TO
William W. Smith
2323 Second Ave. North
Birmingham, AL 35203

This instrument was prepared by:
Patrick H. Boone, Attorney at Law
1312 City Federal Building
2026 Second Avenue North
Birmingham, Alabama 35203-3709

STATE OF ALABAMA
SHELBY COUNTY

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-two Thousand Five Hundred Dollars (\$62,500.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Jo Ann Hodges Dailey, an unmarried woman, and Rhonda L. Dailey, an unmarried woman, (hereinafter referred to as "Grantors"), grant, bargain, sell and convey unto William W. Smith and wife, Jan G. Smith, (hereinafter referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the northwest corner of Section 18, Township 22 South, Range 2 West; thence run in an easterly direction along the north line of Section 18 for a distance of 580.00 feet; thence turn an angle to the right of 119 degrees 04 minutes 05 seconds and run in a southwesterly direction for a distance of 1429.25 feet; thence turn an angle to the right of 80 degrees 58 minutes 51 seconds and run in a northwesterly direction for a distance of 138.45 feet; thence turn an angle to the left of 90 degrees 11 minutes 42 seconds and run in a southwesterly direction for a distance of 199.41 feet to a point on the northeast right-of-way of Shelby County Highway No. 18; thence turn an angle to the right of 98 degrees 08 minutes 50 seconds and run in a northwesterly direction along the northeast right-of-way of Shelby County Highway No. 18 for a distance of 328.86 feet to the point of commencement of a curve to the right having a central angle of 13 degrees 50 minutes 10 seconds and a radius of 1909.86 feet; thence run along the arc of said curve in a northwesterly direction along the northeast right-of-way for a distance of 461.20 feet; thence turn an angle to the right from the tangent if extended to said curve of 46 degrees 37 minutes and run in a northerly direction for a distance of 476.54 feet; thence turn an angle to the right of 93 degrees 28 minutes 17 seconds and run in an easterly direction for a distance of 1040.03 feet to a point on the east line of Section 13, Township 22 South, Range 3 West; thence turn an angle to the left of 92 degrees 43 minutes 01 seconds and run in a northerly direction along the east line of Section 13 for a distance of 418.82 feet to the point of beginning.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record, including but not limited to: (1) Taxes and assessments for the year 1993 and subsequent years, which are not yet due and payable; (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 351 page 175 in Probate Office; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 578 and Deed Book 213 page 375 in Probate Office; (4) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 300 page 493 in Probate

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Office; (5) Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 112 page 312 and Deed Book 210 page 580 in Probate Office; (6) Easement(s) to Southern Natural Gas Co. as shown by instrument recorded in Deed Book 196 page 306 and Deed Book 205 page 254 in Probate Office; (7) 15 foot easement referred to in Deed Book 275 page 539 in Probate Office; (8) Easement for ingress and egress over the West 30 feet of subject property lying in said Section 13; and (9) Restrictions as set out in Deed Book 351 page 932 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them then to the survivor of them in fee simple and to the heirs and assigns of each survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 16th day of April, 1992.

Jo Ann Hodges Dailey
Jo Ann Hodges Dailey
Rhonda L. Dailey
Rhonda L. Dailey

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jo Ann Hodges Dailey, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of April, 1992.

Attain H. Brown
Notary Public

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Rhonda L. Dailey, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of April, 1992.

Glenn A. Hall
Notary Public

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Shelby Cnty Judge of Probate, AL
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