

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Daniel Gingles

CORRECTIVE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED THIRTY NINE THOUSAND SEVEN HUNDRED AND NO/00 DOLLARS (\$339,700.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***K&S Plumbing Services LLC*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Daniel W. Gingles and Kathy Gingles*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

THIS DEED IS BEING FILED TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DEED RECORDED IN INSTRUMENT #20180417000129150, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23 day of May, 2018.


K&S Plumbing Services LLC
By: Daniel W. Gingles
As: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Daniel W. Gingles as Managing Member of K&S Plumbing Services LLC**, 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 23 day of May, 2018.


20180523000179460 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/23/2018 02:52:18 PM FILED/CERT


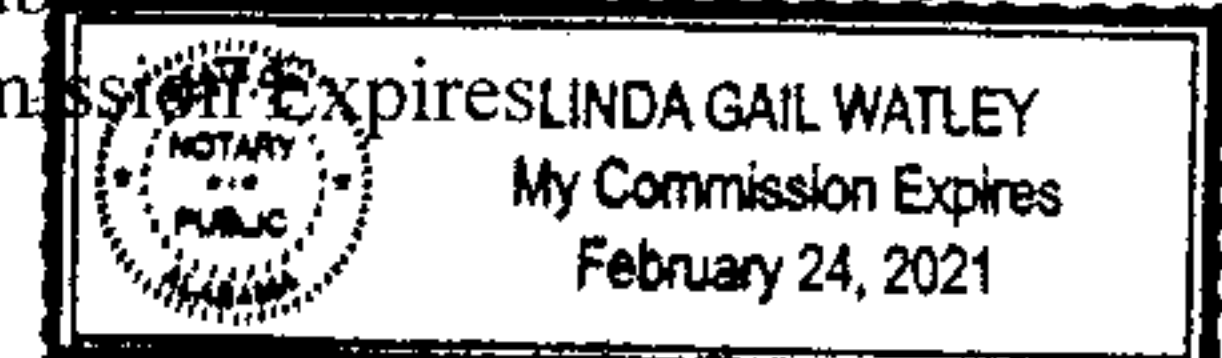


Notary Public
My Commission Expires

LINDA GAIL WATLEY
My Commission Expires
February 24, 2021

EXHIBIT A – LEAGAL DESCRIPTION

PARCEL I:

Lot 1 of the Gingles Family Subdivision, being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence S78°24'11"E, a distance of 817.57' to the POINT OF BEGINNING; thence S87°20'01"E, a distance of 466.50'; thence S02°39'59"W, a distance of 466.50'; thence N87°20'01"W, a distance of 317.71'; thence S04°32'48"E, a distance of 357.59'; thence S23°38'19"W, a distance of 117.43'; thence S00°17'49"E, a distance of 100.01'; thence S47°24'45"E, a distance of 94.10'; thence S11°54'48"E, a distance of 112.73' to the Northerly R.O.W. line of Shelby County Highway 61; thence N87°20'01"W and along said R.O.W. line, a distance of 31.00'; thence N11°54'48"W and leaving said R.O.W. line, a distance of 95.32'; thence N47°24'45"W, a distance of 97.58'; thence N00°17'49"W, a distance of 119.45'; thence N23°38'19"E, a distance of 116.26'; thence N04°32'48"W, a distance of 353.86'; thence N 87°20'01"W, a distance of 118.55'; thence N02°39'59"E, a distance of 466.50' to the POINT OF BEGINNING.


20180523000179460 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/23/2018 02:52:18 PM FILED/CERT