

20180822000301120

08/22/2018 12:15:39 PM

CORDEED 1/2

Send Tax Notice To:  
Diosdado J. Fernandez  
167 Gypsy Trail  
Sterrett, AL 35147

## CORRECTIVE WARRANTY DEED

This Deed is being recorded to correct that certain Warranty Deed recorded in Instrument #: 20060717000342640 to include Exhibit "A" Legal Description.

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

**Known All Men by These Presents:** That in consideration of the sum of **Fourteen Thousand Five Hundred and 00/100 Dollars (\$14,500.00)** to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt where is acknowledged, **I, Paulette B. Jones, an unmarried woman** (herein referred as grantor, whether one or more), grant, bargain, sell and convey unto **Diosdado J. Fernandez, a married man**, (herein referred to as grantee, whether one or more) the following described real esate, situated in **SHELBY** County, Alabama to-wit:

See Attached Exhibit "A"

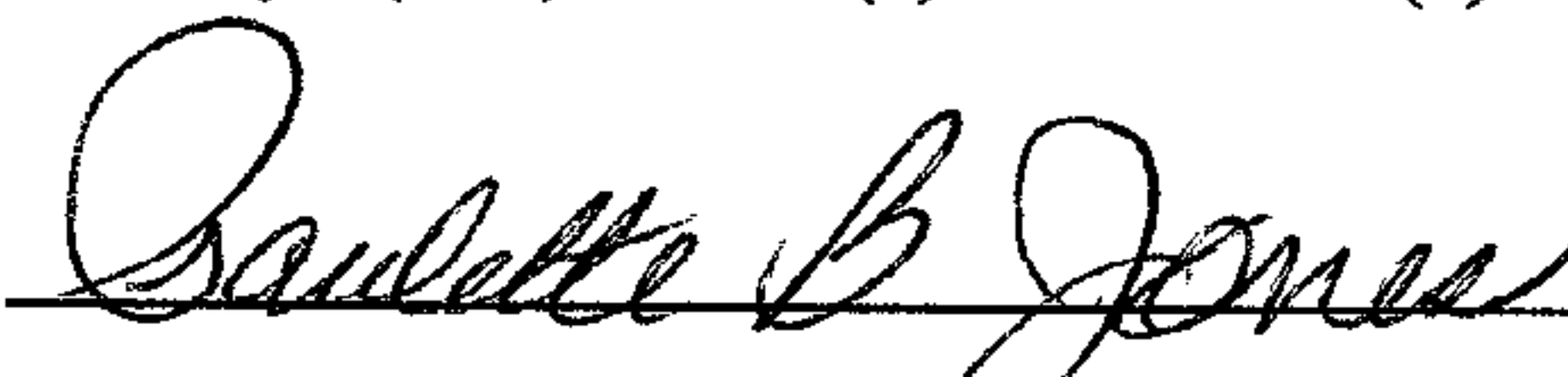
Mineral and mining right excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

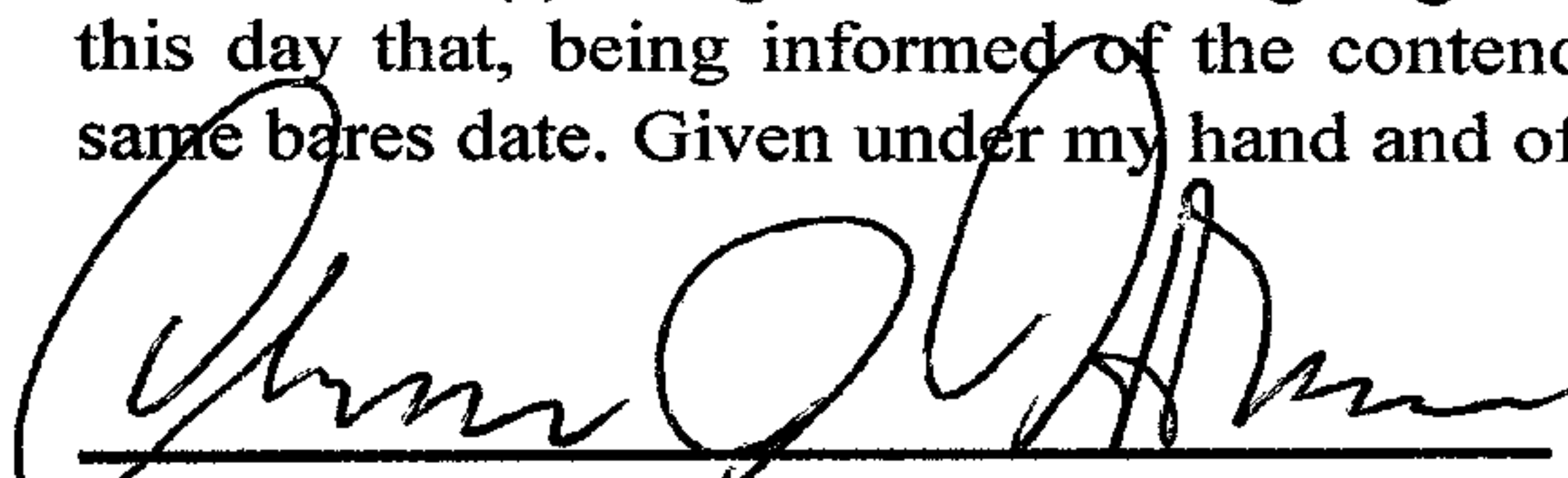
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and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

In Witness Whereof, I (we), have hereunto set my (our) hand(s) and seal(s) this 18 Day of August 2018.

  
\_\_\_\_\_  
PAULETTE B. JONES

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paulette B. Jones, whose name(s) 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 this conveyance, she executed the same voluntarily on the same bare date. Given under my hand and official seal, this 18 Day of August 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC

JUNE 9 2020  
My Commission Expires



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel I:**

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the west line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 570.0 feet; thence run South 82 degrees 10 minutes East a distance of 100.0 feet to the point of beginning of the property being described; thence turn an angle of 99 degrees 58 minutes 06 seconds left and run Northerly 131.85 feet to a point; thence turn an angle of 75 degrees 32 minutes 33 seconds left and run Northwesterly a distance of 263.86 feet to a point on the East right of way line of a paved public road; thence turn an angle of 77 degrees 50 minutes 55 seconds left and run Southwesterly along said right of way line 50.0 feet to a point; thence turn an angle of 79 degrees 30 minutes 36 seconds left and run Southeasterly 224.95 feet to a point; thence turn an angle of 27 degrees 07 minutes 50 seconds left and run 100.0 feet to the point of beginning. Situated in Shelby County, Alabama.

**Parcel II:**

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  570.0 feet to a point; thence run South 82 degrees 10 minutes East a distance of 100.0 feet to a point; thence turn an angle of 99 degrees 58 minutes 06 seconds left and run Northerly 131.85 feet to the point of beginning of the property Parcel I, being described; thence continue along last described course 78.15 feet to a point; thence turn an angle of 83 degrees 13 minutes 28 seconds left and run Northwesterly 237.0 feet to a point on the East right of way line of a paved public road; thence turn an angle of 70 degrees 10 minutes left and run Southwesterly along said right of way line a distance of 45.0 feet to a point; thence turn an angle of 102 degrees 09 minutes 05 seconds left and run Southeasterly 263.86 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/22/2018 12:15:39 PM  
\$19.00 CHERRY  
20180822000301120

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the bottom right of the official record text.