

Send Tax Notice to:

Mr. and Mrs. Lindsay E. Handley  
842 Roundhill Road  
Pelham, Alabama 35124

*Rec'd to correct legal*

This instrument was prepared by  
ELLIS, HEAD, OWENS & JUSTICE  
113 N. Main Street  
P.O. Box 587  
Columbiana, Alabama 35051

**WARRANTY DEED OF CORRECTION,**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )


**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of exchange of deeds, and **One and 00/100 Dollar (\$1.00)**, and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **ROBERT E. OWENS**, a married man, **KATHLEEN O. HANDLEY**, a married woman, and **LARRY W. OWENS**, a married man (herein referred to as Grantors) do grant, bargain, sell and convey unto **LINDSAY E. HANDLEY** and wife, **KATHLEEN O. HANDLEY** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of the SW 1/4, Section 2, T-20S, R-3W, being a capped pipe found in place; thence proceed in a southerly direction along the west boundary of said 1/4 1/4 for a distance of 645.10 feet to the point of beginning of the parcel herein described; thence continue along the last described course along said 1/4 1/4 line for 233.20 feet to a point; thence turn a deflection angle of 59° 03' to the left and run 497.25 feet to a point; thence turn a deflection angle of 92° 44' 01" to the left and run 200.22 feet to a point; thence turn a deflection angle of 87° 15' 59" to the left and run 607.63 feet to the point of beginning. Said parcel is located in the NE 1/4 of the SW 1/4, Section 2, T-20S, R-3W, and contains 2.54 acres. According to survey dated July 1, 2003, of John Gary Ray, PE & LS No. 12295.

Also included in this deed is a road easement to run with the land more particularly described as follows:

Easement consists of a parcel of land 30 feet wide commencing at the southeast corner of above described parcel of land and running in a northeasterly direction along the southeast property line of said parcel (with the southeast property line and the southeast property line extended being the northwest boundary of said 30 foot easement) for a distance of 1151.74 feet to the point of intersection with the north boundary of aforementioned NE 1/4 of SW 1/4; thence run in an easterly direction along the north boundary of the NE 1/4 of the SW 1/4, and NW 1/4 of the SE 1/4, Section 2, Township 20 South, Range 3 West, (with the said north boundary of 1/4 1/4 sections being the north boundary of said 30 foot easement) for a distance of 1700 feet, more or less, to the point of intersection with the west right of way line of State Highway #261. Said easement is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 3 West, and contains approximately 2.0 acres.

  
20180928000346620 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/28/2018 09:31:37 AM FILED/CERT

Grantee has right of access and use thereof of Lake.

Subject to easements, restrictions, and rights of way of record.

The herein conveyed property does not constitute any part of the homestead of the Grantors or their spouses.

The Grantors are all of the children of Kathleen O. Perkins, a/k/a Kathleen B. Owens, a/k/a Kathleen Owens, who died on or about April 18, 2018, and was not married at the time of her death. The Grantees' mother, Kathleen O. Perkins, a/k/a Kathleen B. Owens, a/k/a Kathleen Owens was the Grantee on the deeds recorded in Deed Book 326, Page 300, Instrument No. 20031103000731050, and Instrument No. 1994-16441, in the Probate Office of Shelby County, Alabama. This deed includes the property heretofore conveyed to Kathleen O. Perkins, a/k/a Kathleen B. Owens, a/k/a Kathleen Owens pursuant to said deeds, and corrects the deed to the Grantees recorded as Instrument No. 20180621000220710 wherein a part of said property was unintentionally omitted.

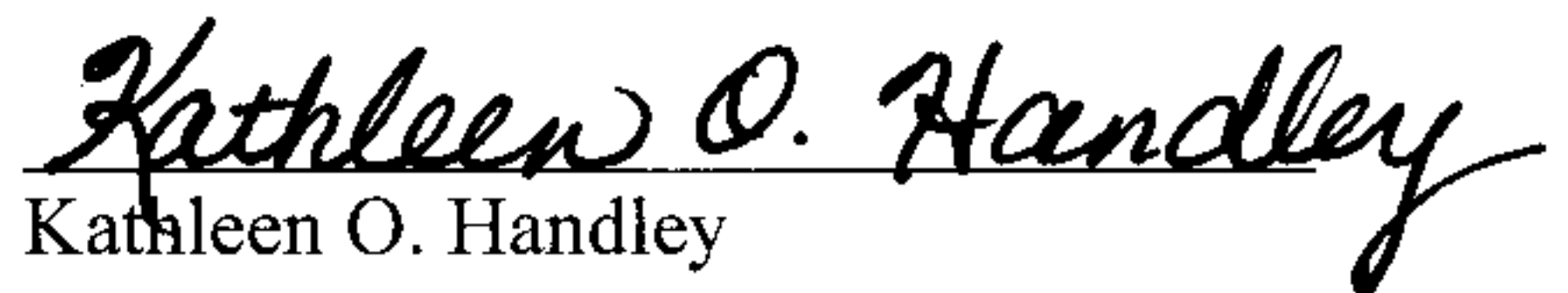
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 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; 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.

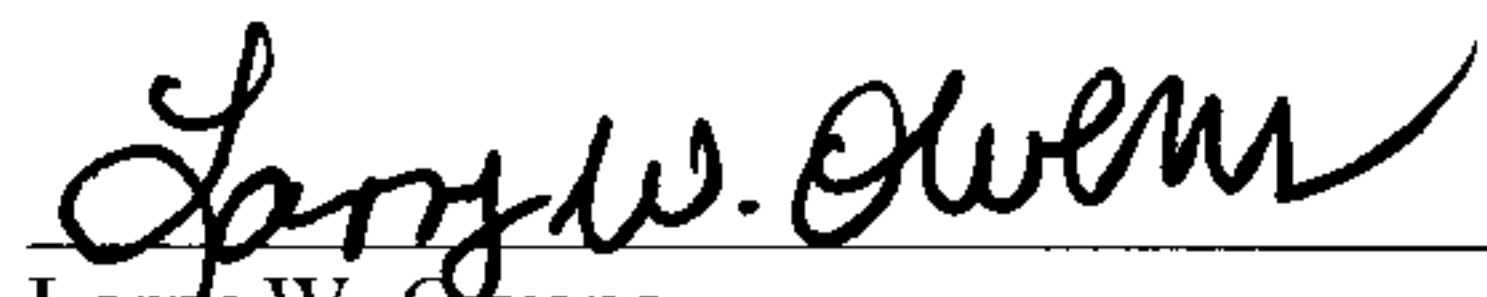
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28<sup>th</sup> day of September, 2018.



Robert E. Owens



Kathleen O. Handley



Larry W. Owens

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT E. OWENS**, a married man, 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 28<sup>th</sup> day of September, 2018.

Shirley Elizabeth Gray  
Notary Public

My Commission Expires: 11-16-19

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KATHLEEN O. HANDLEY**, a married 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 28<sup>th</sup> day of September, 2018.

Shirley Elizabeth Gray  
Notary Public

My Commission Expires: 11-16-19

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY W. OWENS**, a married man, 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 28<sup>th</sup> day of September, 2018.

Shirley Elizabeth Gray  
Notary Public

My Commission Expires: 11-16-19

