

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
SHELBY COUNTY

CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Thousand dollars and no/100-----(\$ 5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Katelin Michelle Minor**, a single woman and **Grant Koby Dunnam**, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **The 2245 Highway 56 Trust, Grant Dunnam, not personally, As Trustee** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County**, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This instrument is given to correct Inst No. 20180130000031760, Probate Office, Shelby County, Alabama. The legal description was omitted from original recorded document.

The above described property constitutes no part of the homestead of the Grantor.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 29th day of April, 2019.

Katelin Michelle Minor
By: Grant Koby Dunnam
Attorney In Fact

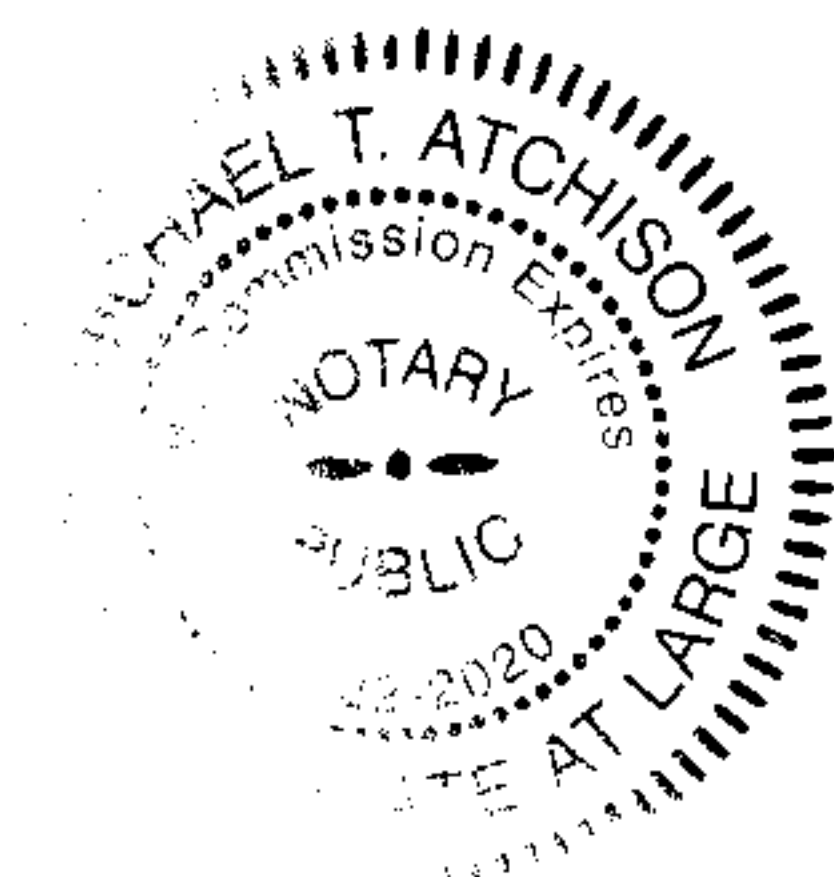
Katelin Michelle Minor
By: **Grant Koby Dunnam**
Attorney In Fact

Grant Koby Dunnam
Grant Koby Dunnam

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mike T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Grant Koby Dunnam as Attorney in Fact for Katelin Michelle Minor and Grant Koby Dunnam**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2019.



Michael T. Atchison
Notary Public
My Commission Expires: 9/22/2020

20190503000149980 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/03/2019 04:03:46 PM FILED/CERT

EXHIBIT A - LEGAL DESCRIPTION

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 , SECTION 26, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 86 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 1339.85 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 131.48 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 790.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 134.31 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 291.24 FEET TO THE APPROXIMATE CENTER OF A DITCH, ALL FURTHER CALLS WILL BE DOWN CENTER OF DITCH UNTIL OTHERWISE NOTED; THENCE SOUTH 15 DEGREES 22 MINUTES 12 SECONDS, A DISTANCE OF 28.83 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 18.73 FEET; THENCE SOUTH 55 DEGREES 46 MINUTES 20 SECONDS EAST, A DISTANCE OF 17.80 FEET; THENCE SOUTH 78 DEGREES 34 MINUTES 08 SECONDS EAST, A DISTANCE OF 76.69 FEET; THENCE SOUTH 28 DEGREES 18 MINUTES 58 SECONDS EAST, A DISTANCE OF 24.43 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 29.60 FEET; THENCE SOUTH 55 DEGREES 55 MINUTES 35 SECONDS EAST, A DISTANCE OF 39.05 FEET; THENCE SOUTH 85 DEGREES 42 MINUTES 02 SECONDS EAST, A DISTANCE OF 109.72 FEET; THENCE SOUTH 60 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 42.80 FEET; THENCE SOUTH 18 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 19.16 FEET TO THE RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 56; THENCE SOUTH 89 DEGREES 57 MINUTES 03 SECONDS WEST AND LEAVING SAID CENTER OF DITCH AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 233.11 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 576.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 08 MINUTES 27 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 87 DEGREES 38 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 51.66 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 51.68 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 35 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 33.25 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 976.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 34 MINUTES 15 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS NORTH 83 DEGREES 48 MINUTES 04 SECONDS WEST, AND A CHORD DISTANCE OF 60.82 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.83 FEET; THENCE NORTH 82 DEGREES 01 MINUTES 00 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 56.72 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 2024.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 57 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS NORTH 84 DEGREES 49 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 158.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 158.94 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 45 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 14.96 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 1, KNOX SUBDIVISION.

ACCORDING TO SURVEY OF RODNEY Y. SHIFLETT, RLS 421784, DATED JANUARY 9, 2013.



20190503000149980 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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