

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

This instrument prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

SEND TAX NOTICE TO:
Benny Wayne Dean Living Trust
3422 Pelham Parkway
Pelham, AL 35124

CORRECTIVE GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Professional Auto Service, Inc., an Alabama Corporation, whose mailing address is 3422 Pelham Parkway, Pelham, AL 35124 (hereinafter grantor, whether one or more), does grant, bargain, sell and convey unto **Benny Wayne Dean, as Trustee of the Benny Wayne Dean Living Trust dated January 24, 1997**, whose mailing address is 3422 Pelham Parkway, Pelham, AL 35124 (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, having an address of 3422 Pelham Parkway, Pelham, Alabama 35124, and situated in **Shelby County, Alabama**:

A tract of land situated in the SW 1/4 of Section 24 and also the NW 1/4 of Section 25, both in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West and run along the South line of said section in an Eastern direction 583.37 feet to the Point of Beginning; thence 80°45'0" right 239.08 feet; thence 79°31'00" left 214.68 feet to the West right of way line of U.S. Highway 31; thence 108°11'00" left 387.54 feet along said right of way; thence 84°03'00" left 159.40 feet; thence 88°15'00" left 100.84 feet.

LESS AND EXCEPT the most Northerly 140 feet of the hereinabove described real property; being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT:

A parcel of land in the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25, thence run East along the North Section line 583.37 feet; thence turn right 80°45'00" and run Southerly 39.16 feet to the Point of Beginning; thence continue last course 92.23 feet; thence turn left 88°00'03" and run Easterly 192.38 feet to a point on the Westerly right of way of U.S. Highway 31; thence turn left 80°19'54" and run Northerly along said right of way 106.00 feet; thence turn left 84°16'41" and run Westerly 178.19 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

This Deed is intended to correct that certain Warranty Deed from Professional Auto Service, Inc. to Benny Wayne Dean Trust recorded in Instrument 20030623000390710. Said deed is defective in that at the time Professional Auto Service, Inc. executed said deed, they had sold a portion of said property to Roy Martin Construction, Inc. in deed recorded Shelby Real 220, Page 398.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 11, 2019.

Professional Auto Service, Inc.

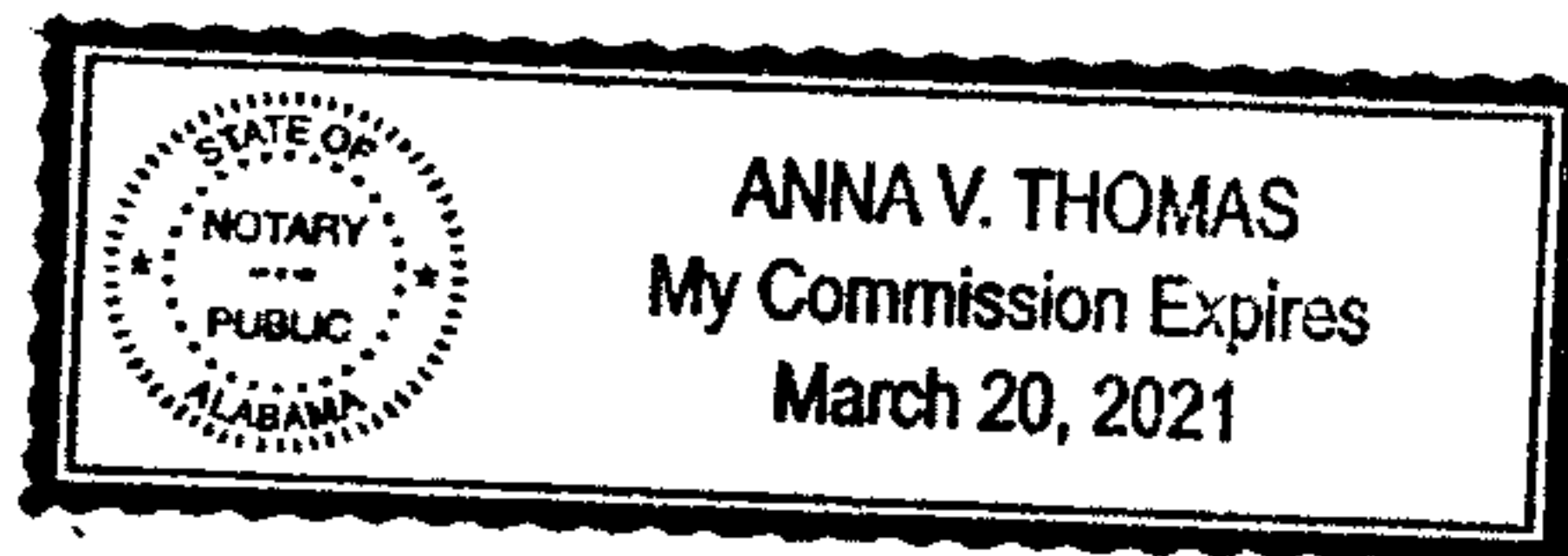
Benny W. Dean
Benny W. Dean, President

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Benny W. Dean, President of Professional Auto Service, Inc., 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, as such President and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal on the 11 day of April, 2019.

Anna V. Thomas
Notary Public
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2019 09:20:52 AM
\$19.00 CHERRY
20190506000150240

Allie S. Bayl