

I certify this to be a true and correct copy Aleen S. Boyd

Probate Judge
Shelby County

RELI, INC.

5336 Stadium Trace Parkway

Suite #104

Hoover, Alabama 35244

HOVD600385

Send tax notice to: Date 9/27/19
Jessica L. Holland # pages 2
204 Pine Hill Drive Initial JB
Columbiana, AL 35051

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

This deed is being filed to correct the

STATE OF ALABAMA legal description. Correct legal description
COUNTY Shelby shown in exhibit A

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

20061228000631100 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/28/2006 09:51:52AM FILED/CERT

20190927000354690 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/27/2019 03:19:59 PM FILED/CERT

That in consideration of One Hundred Sixty One Thousand Three Hundred Twenty Five and 00/100 Dollars (\$161,325.00) in hand paid to the undersigned Daniel F. Clifton and Jeanette B. Clifton (hereinafter referred to as Grantors") by Jessica L. Holland and Keith B. Holland (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, thence run West along the North line of the SE 1/4 of the SW 1/4 a distance of 808.0 feet to the West line of Pine Hill Drive; thence turn an angle of 90 deg. 00 min. to the left and run along the West line of Pine Hill Drive a distance of 751.50 feet; thence turn an angle of 20 deg. 58 min. to the left and run along the West line of Pine Hill Drive a distance of 3.99 feet to the point of beginning; thence turn an angle of 110 deg. 58 min. to the right and run a distance of 264.05 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 229.0 feet; thence turn an angle of 8 deg. 37 min. to the left and run a distance of 32.20 feet; thence turn an angle of 102 deg. 16 min. to the left and run a distance of 336.67 feet to the West line of Pine Hill Drive; thence turn an angle of 90 deg. 05 min. to the left and run along the West line of Pine Hill Drive a distance of 150.51 feet to the point of beginning, situated in the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West. Shelby County, Alabama

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

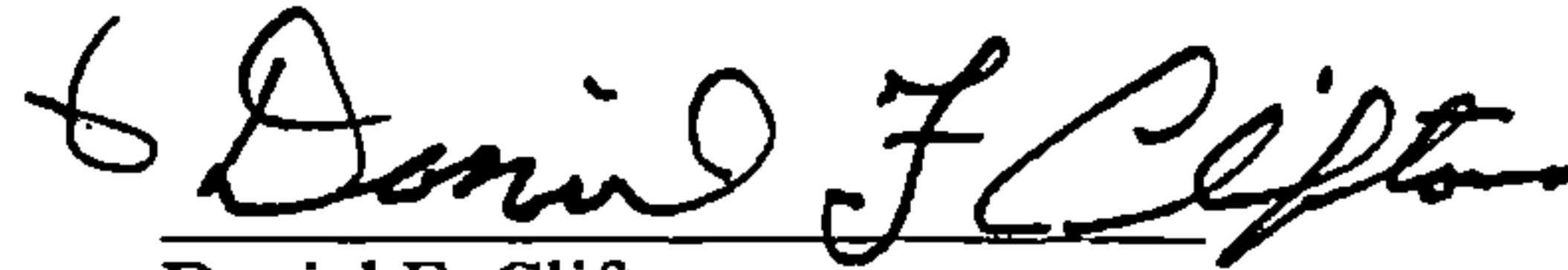
\$161,325.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

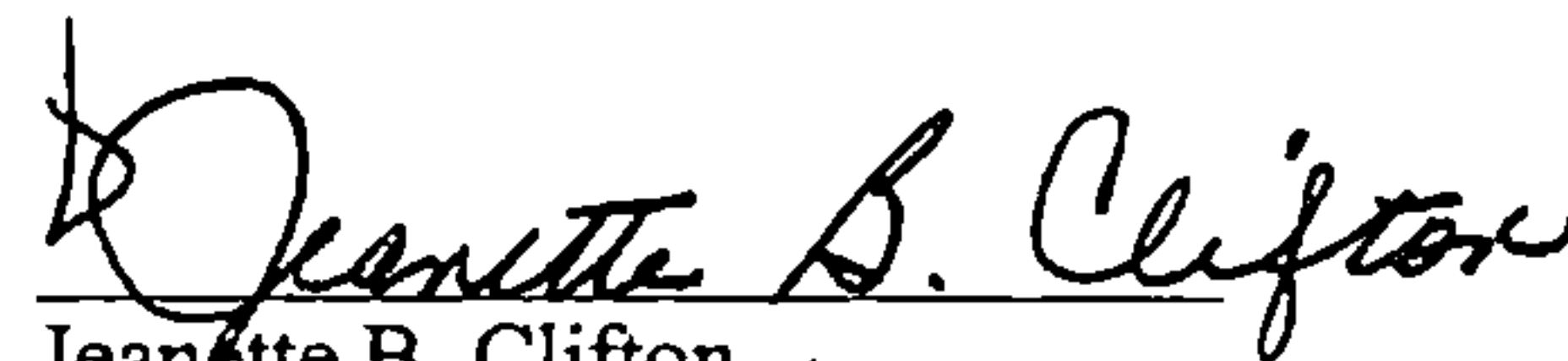
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises;

that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Daniel F. Clifton and Jeanette B. Clifton hereunto set their signature(s) and seal(s) on December 21, 2006.


Daniel F. Clifton

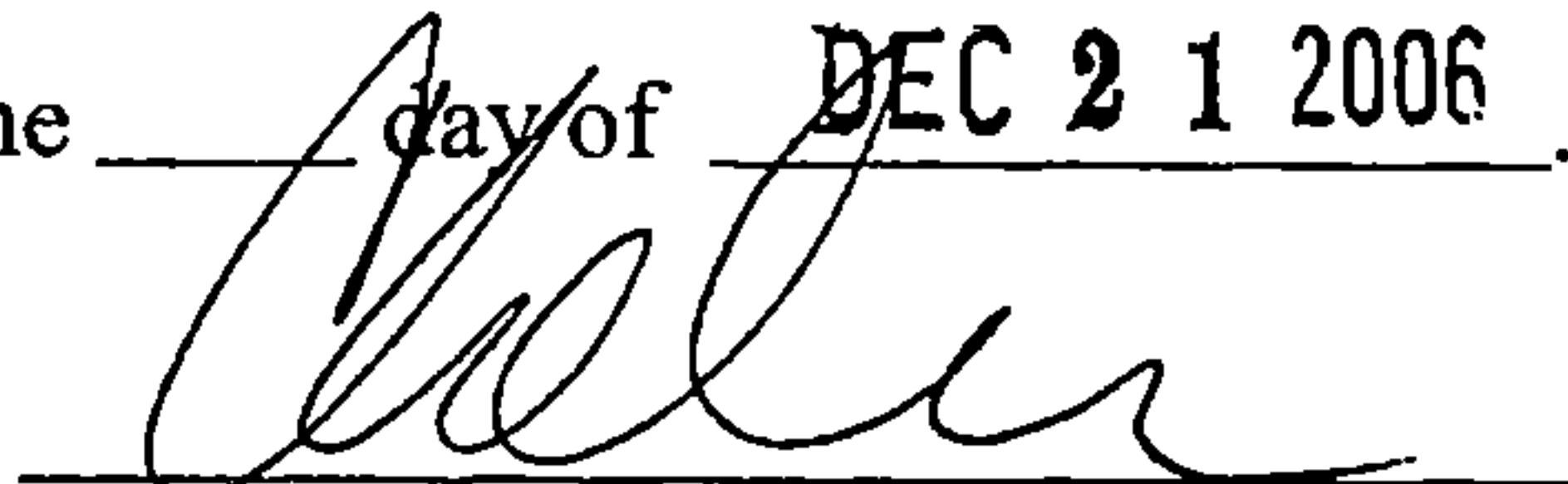

Jeanette B. Clifton

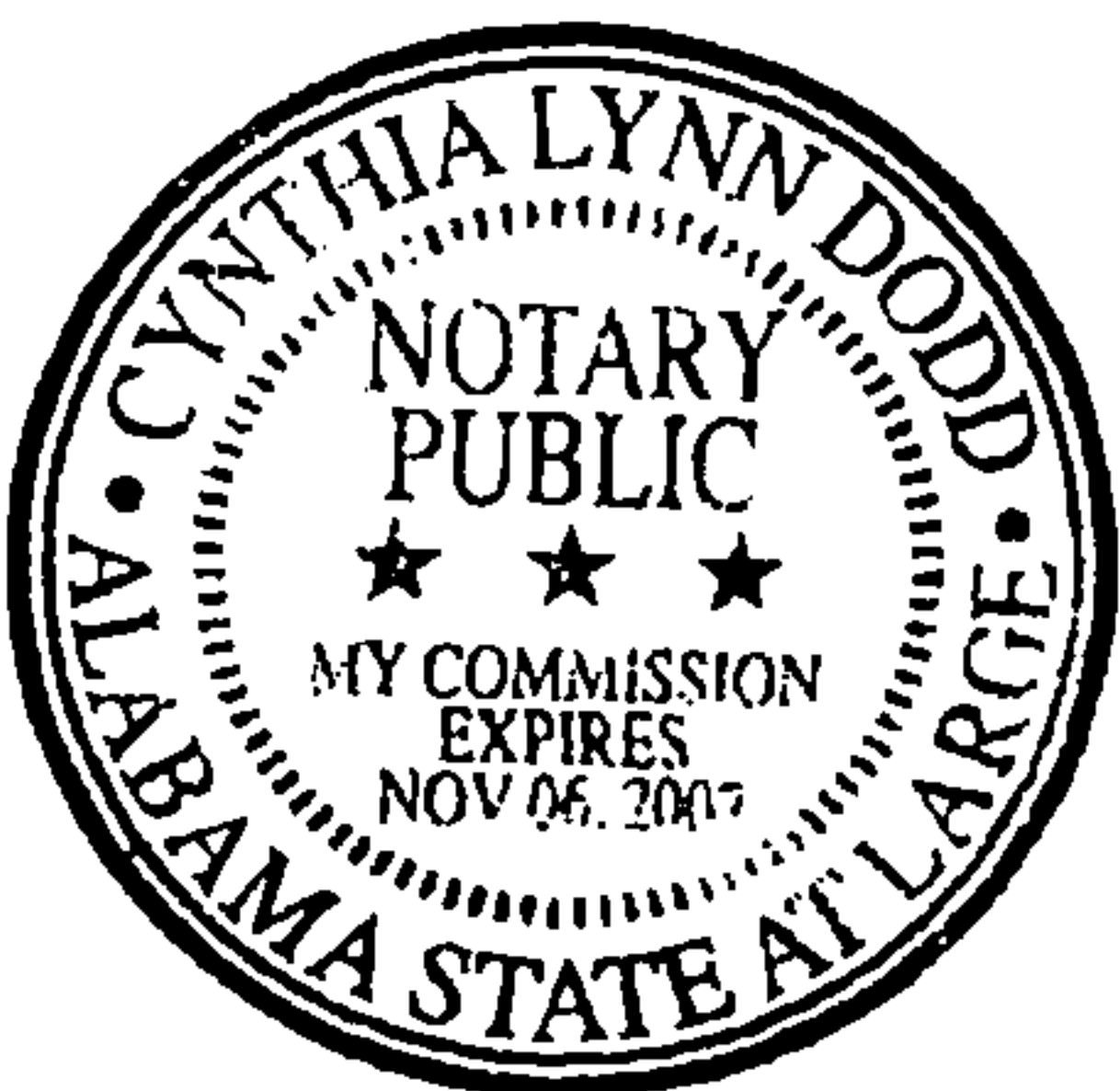
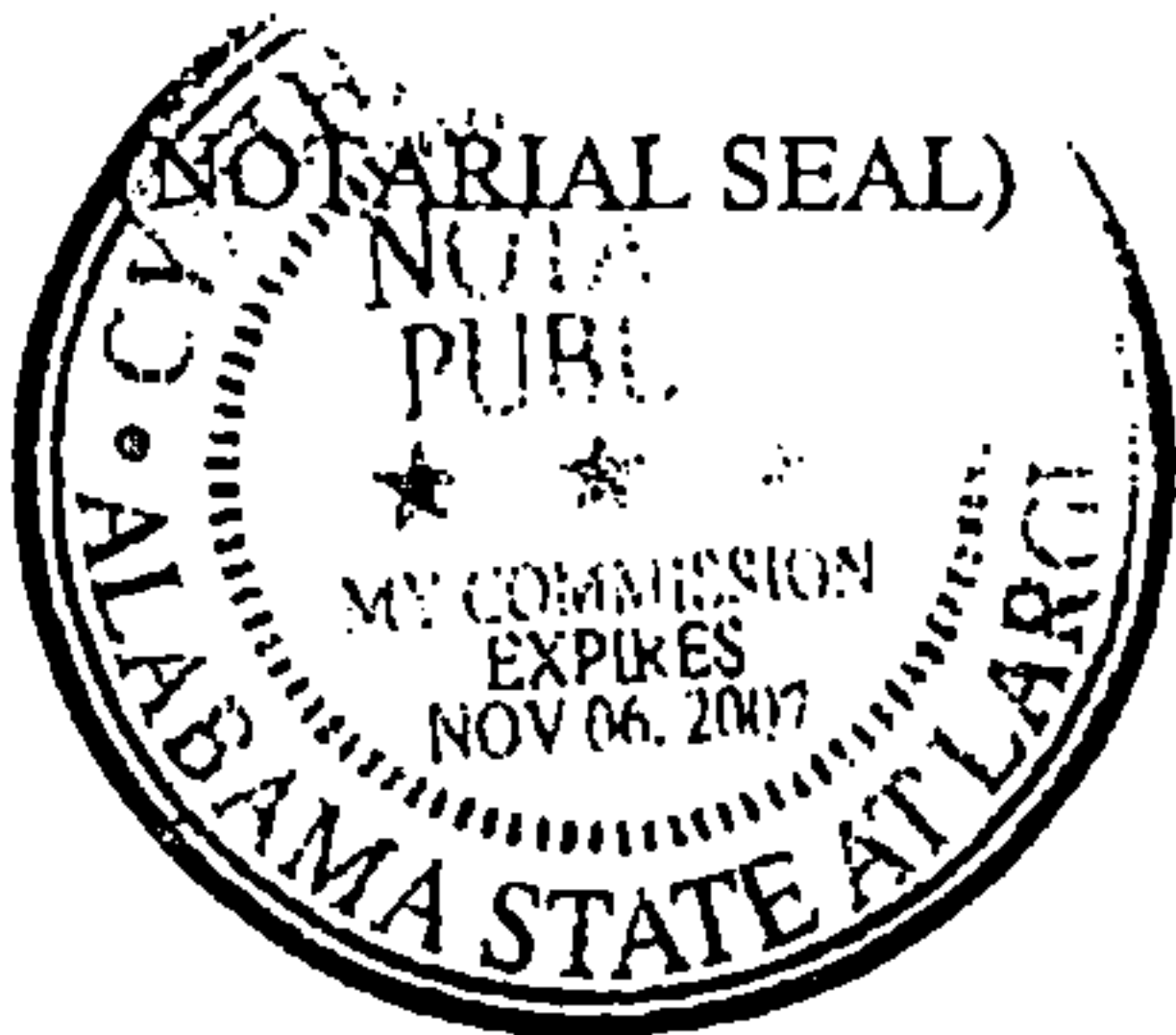
20190927000354690 2/3 \$29.00
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STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel F. Clifton and Jeanette B. Clifton, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of DEC 21 2006.


Notary Public
Print Name:
Commission Expires:



I certify this to be a true and correct copy Aleen S. Boyd
Probate Judge
Shelby County
Date 9/27/19
pages 2
Initial KB

SHELBY COUNTY

I, Rodney Y. Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"W, a distance of 808.00'; thence S00°00'00"E, a distance of 751.50'; thence S20°58'00"E, a distance of 3.99' to the POINT OF BEGINNING; thence N90°00'00"W, a distance of 262.78'; thence S00°00'00"E, a distance of 229.00'; thence S04°01'00"E, a distance of 34.22'; thence N69°18'39"E, a distance of 336.66'; thence N20°43'41"W, a distance of 154.17' to the POINT OF BEGINNING.

Said Parcel containing 1.40 acres, more or less.

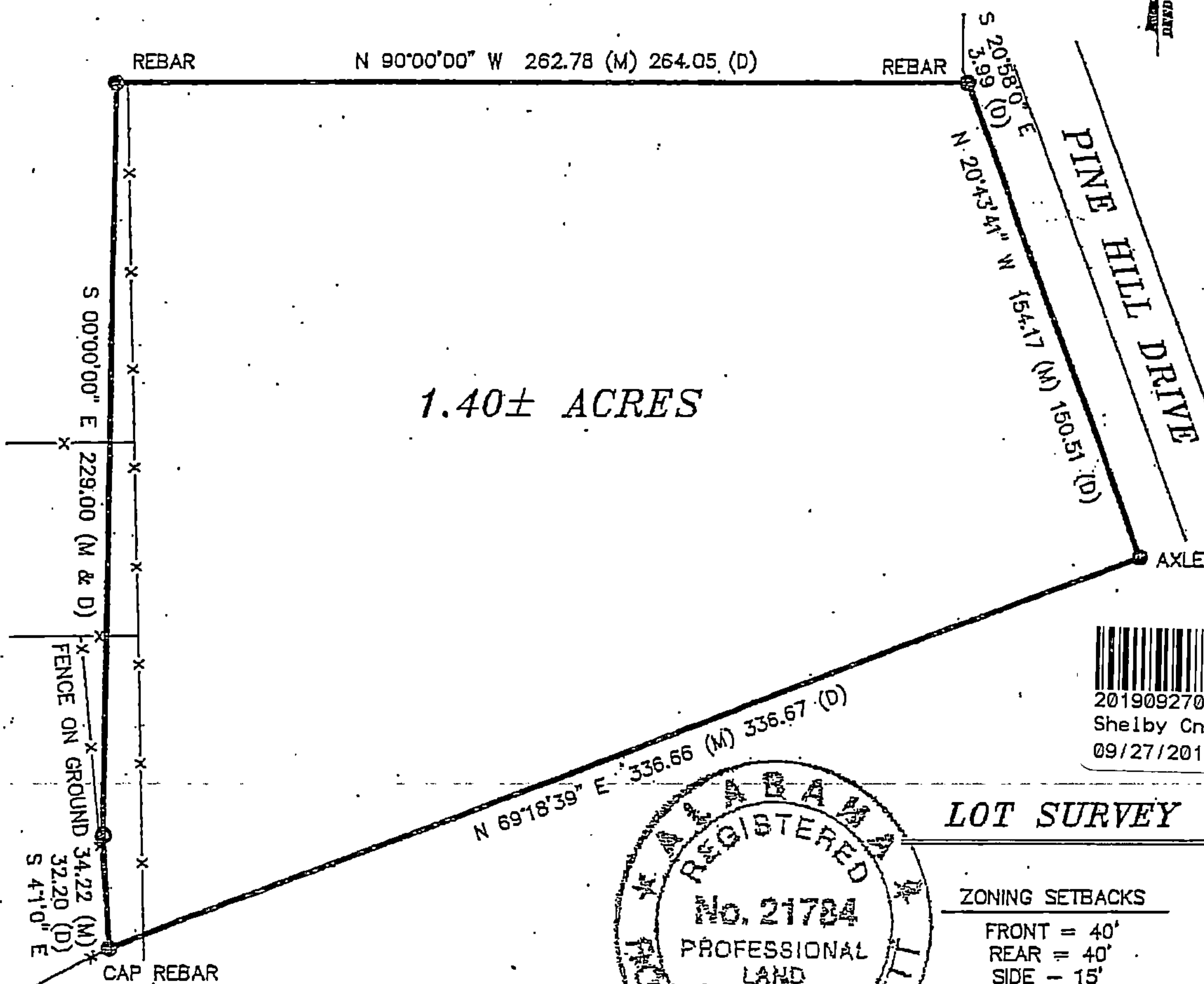
I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0440 D, Zone 'X', dated September 29, 2006 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of February 24, 2011

Rodney Y. Shiflett
Rodney Y. Shiflett Al. Reg. #21784



N 90°00'00" W 808.00 (D)

NE CORNER
SE 1/4 - SW 1/4
SEC. 24, T-21S, R-1W
SHELBY COUNTY, AL
RE-ESTABLISHED BY DEED

S 00°00'00" E 751.50 (D)

S 20°58'00" E 3.99 (D)

N 20°43'41" W 154.17 (M) 150.51 (D)

PINE HILL DRIVE

AXLE

1.40± ACRES



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LOT SURVEY

ZONING SETBACKS

FRONT = 40'
REAR = 40'
SIDE = 15'

LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (D) DEED / INST. #2006-63110

JOB NO. 1044
DATE 2/24/11 DATE OF FIELD SURVEY 2/23/11
ADDRESS 204 Pine Hill Drive SCALE 1" = 50'
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL 205-669-1205 FAX 205-669-1298

Exhibit A