

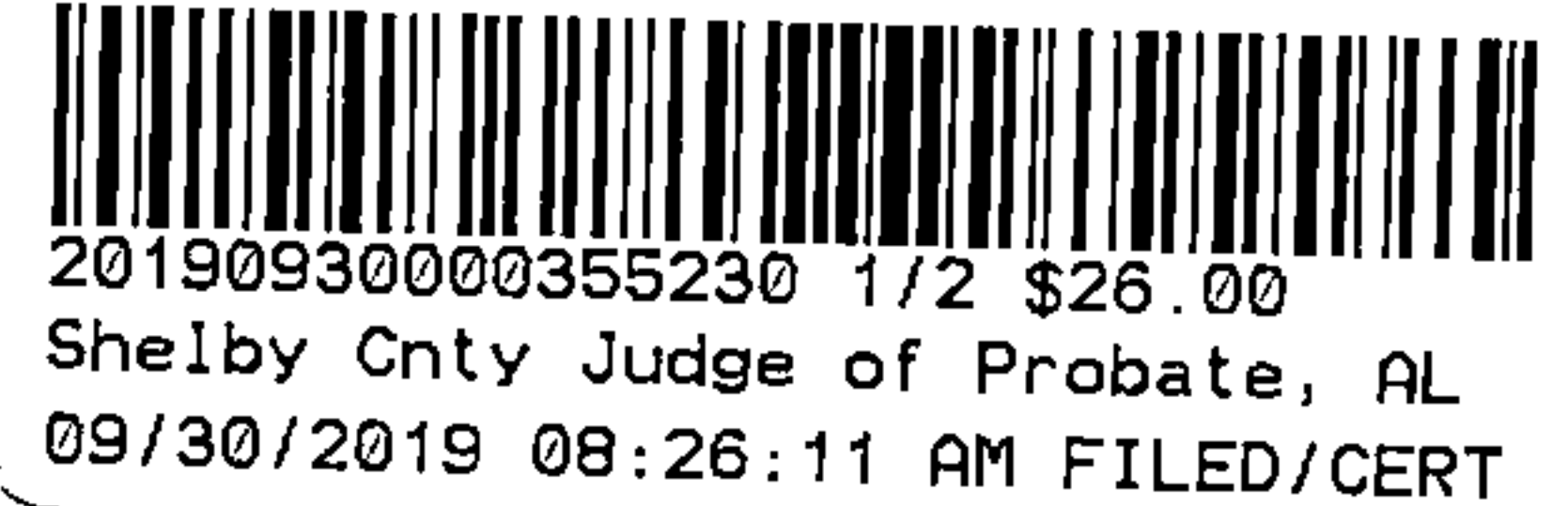
This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Christopher Stephan Meyer
Caroline Elizabeth Culberson Meyer
862 Signal Valley Trl
Chelsea, AL 35043

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



That in consideration of the sum of Two Hundred Thirty Thousand Six Hundred Twenty Five Dollars and No Cents (\$230,625.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **SEAN H. SIMMONS** and wife, **ANN W. SIMMONS**, do hereby grant, bargain, sell and convey unto **CHRISTOPHER STEPHAN MEYER** and **CAROLINE ELIZABETH CULBERSON MEYER**, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

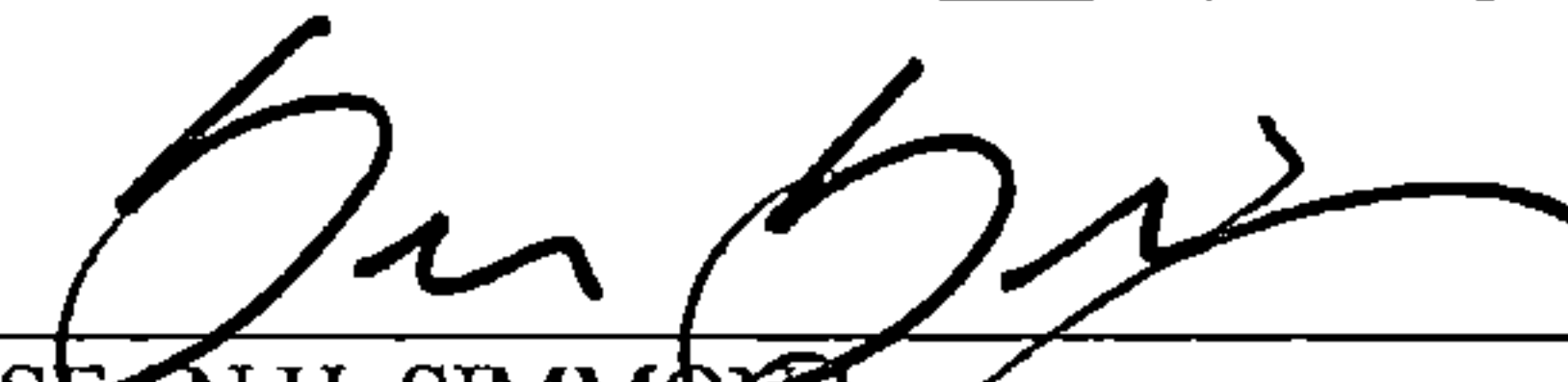
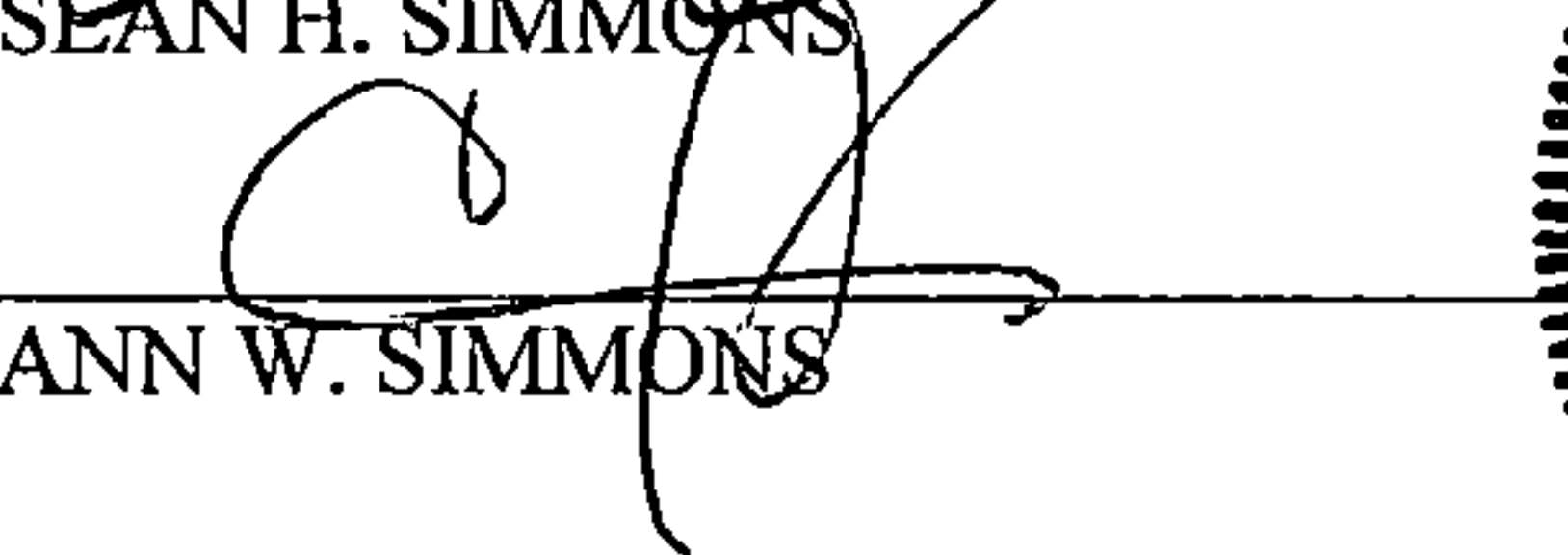
Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

This is a corrective deed being made for the purpose of correcting the legal description, which left out a 60-foot wide easement described in Exhibit "A" in that certain Warranty Deed filed for record on April 11, 2019 in Instrument No.: 20190411000119120 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27 day of September, 2019.


SEAN H. SIMMONS

ANN W. SIMMONS



STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SEAN H. SIMMONS and wife, ANN W. SIMMONS, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of September, 2019.

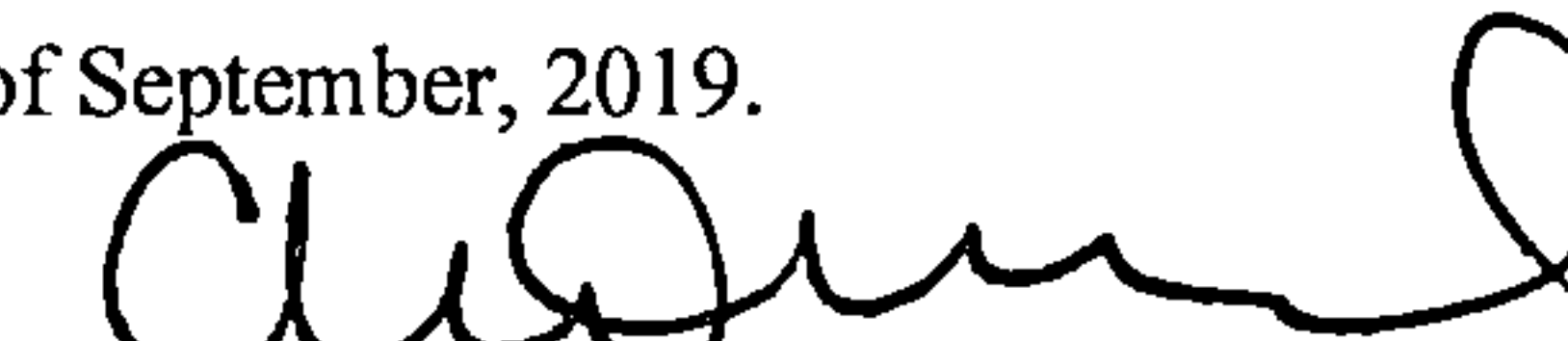
My Commission Expires: April 10, 2021 
Notary Public


EXHIBIT "A"
LEGAL DESCRIPTION

A part of Lot 1 of White Oak Ridge A Rural Subdivision, as recorded in Map Book 41 on Page 135 and also part of Lot 1 of Summers Subdivision Sector One, as recorded in Map Book 27 on Page 127, both being in the Office of the Judge of Probate, Shelby County, Alabama; being more particularly described as follows:

Begin at an iron pin found with SSI cap at the Southeast corner of said Lot 1 of White Oak Ridge A Rural Subdivision; thence run North 89° 04' 16" West along the South line of said Lot 1 of White Oak Ridge A Rural Subdivision for a distance of 528.36 feet to an iron pin found with R&G cap; thence run North 89° 02' 33" West along the South line of said Lot 1 of White Oak Ridge A Rural Subdivision for a distance of 1152.58 feet to an iron pin found with SWH cap; thence run North 89° 02' 33" West along the South line of said Lot 1 of Summers Subdivision Sector One for a distance of 313.29 feet to an iron pin found with SSI cap; thence run North 46° 02' 58" East for a distance of 438.63 feet to an iron pin found with SSI cap; thence run North 00° 27' 47" East for a distance of 840.54 feet to an iron pin found with SWH cap; thence run South 89° 17' 55" East for a distance of 336.32 feet to a point; thence run South 00° 27' 47" West for a distance of 732.71 feet to an iron pin found with SSI cap; thence run South 87° 09' 25" East for a distance of 433.48 feet to an iron pin found with SSI cap; thence run North 29° 37' 25" East for a distance of 417.85 feet to an iron pin found with SSI cap; thence run South 34° 59' 41" East for a distance of 525.80 feet to an iron pin found with SSI cap; thence run South 54° 19' 17" East for a distance of 492.40 feet to an iron pin found with SSI cap; thence run South 00° 00' 00" West for a distance of 65.00 feet to the Point of Beginning.

Together with those certain rights to the easement described below:

A 60-foot wide easement described in document recorded as Instrument # 1996-10930 in the Probate Office of Shelby County, Alabama, which is a non-exclusive easement for unlimited ingress and egress and utilities, along with the rights and subject to the duties described therein.


20190930000355230 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/30/2019 08:26:11 AM FILED/CERT