

**This Corrective Warranty Deed is recorded to correct the legal
Description contained in the Warranty Deed recorded in
Document Number 20071031000504910 in the Office of the Judge of Probate of
Shelby County, Alabama.**

**This Corrective Warranty Deed is being acknowledged by the
original Grantor and the original Grantee.**

This instrument prepared by:
Sidney T. Philips, Esq.
Leitman, Siegal & Payne, P.C.
420 North 20th Street, Suite 2000
Birmingham, Alabama 35203

Send Tax Notice To:
Hidden Meadows, Ltd.
2020 Lake Heather Drive
Birmingham, AL 35242

CORRECTIVE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

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, we, DOUGLAS S. DICKINSON, and wife, BARBARA G. DICKINSON (herein referred to as "GRANTOR", whether one or more), grant, bargain, sell and convey unto HIDDEN MEADOWS, LTD., an Alabama limited partnership, (herein referred to as "GRANTEE") all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof.

Subject to:

1. Taxes and assessments for the year 2007, and subsequent years, which are not yet due and payable.
2. Coal, oil, gas, and other mineral interests in, to, or under the land herein described not owned by Grantors.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 131, Page 138; Deed Book 171, Page 278; Deed Book 223, Page 106; Deed Book 171, Page 302; and Deed Book 280, Page 291, in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County as recorded in Deed Book 260, Page 752; Deed Book 222, Page 257; and Deed Book 260, Page 754, in the Probate Office of Shelby County, Alabama.

5. Title to that portion of the property within the bounds of any roads or highways.
6. Abandoned telephone line, fence encroachments onto subject property, and telephone line and cable along Shelby County Highway No. 41, all as shown on Survey of James A. Riggins, dated August 13, 1996.
7. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
8. Any and all other easements, restrictions and rights-of-way of record.

THE PROPERTY CONVEYED HEREBY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTORS. THE PREPARER HAS SERVED AS SCRIVENER ONLY AND HAS NOT EXAMINED TITLE OR SURVEY AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN.

TO HAVE AND TO HOLD to said GRANTEE, and his, her or its heirs, successors and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his, her or its heirs, successor 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 GRANTEE, and his, her or its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of Jan, 2020.

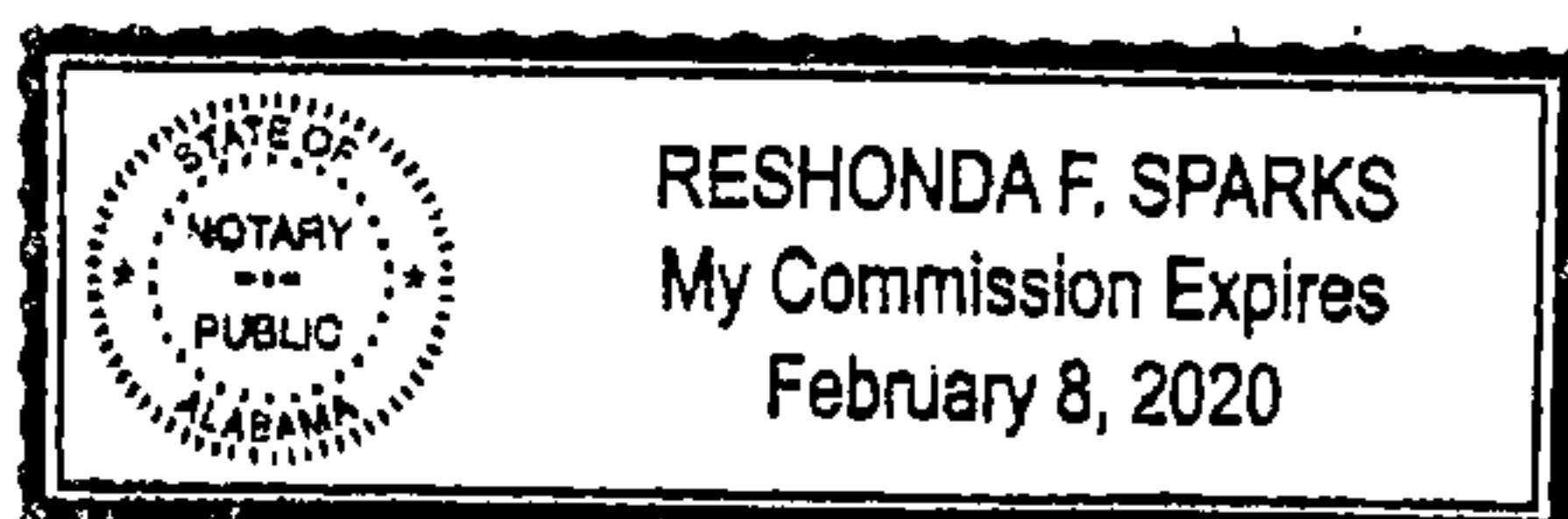
ORIGINAL GRANTOR ACKNOWLEDGEMENT:

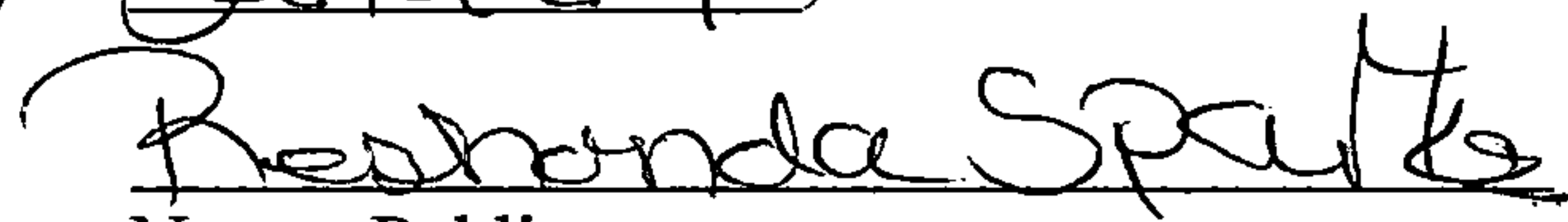

Douglas S. Dickinson

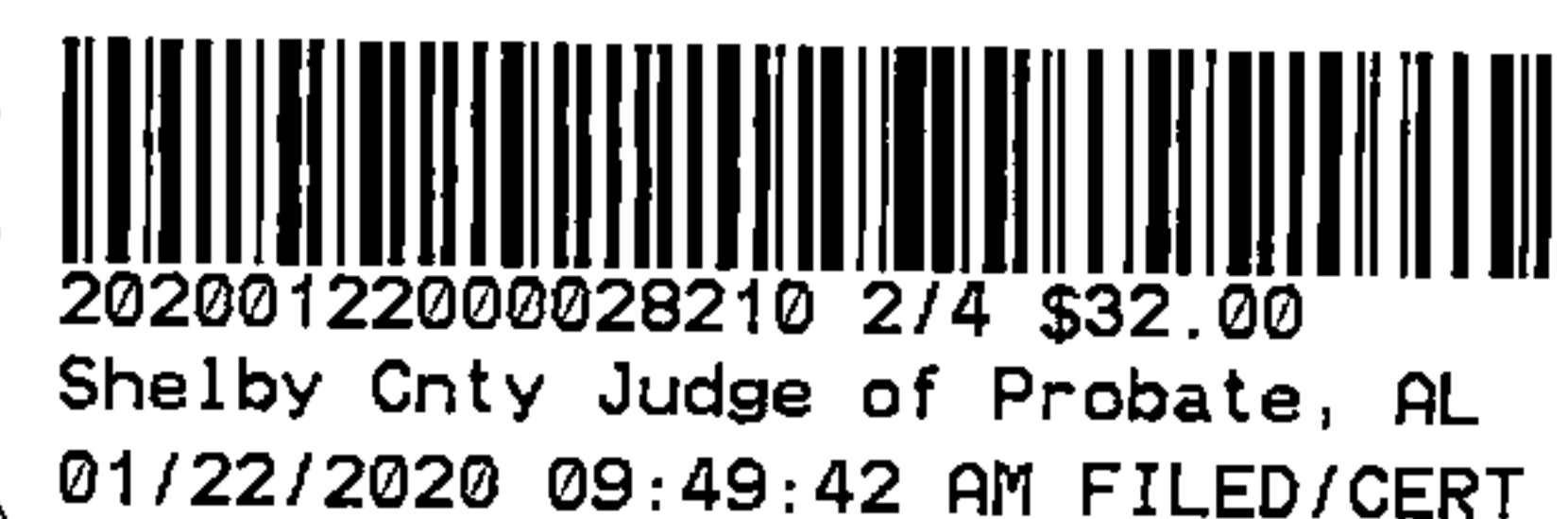
STATE OF ALABAMA)
COUNTY OF Talladega)

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **Douglas S. Dickinson**, that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.


WITNESS my signature this the 22nd day of January, 2020.




Notary Public
My Commission Expires: 2-8-20



ORIGINAL GRANTOR ACKNOWLEDGEMENT:

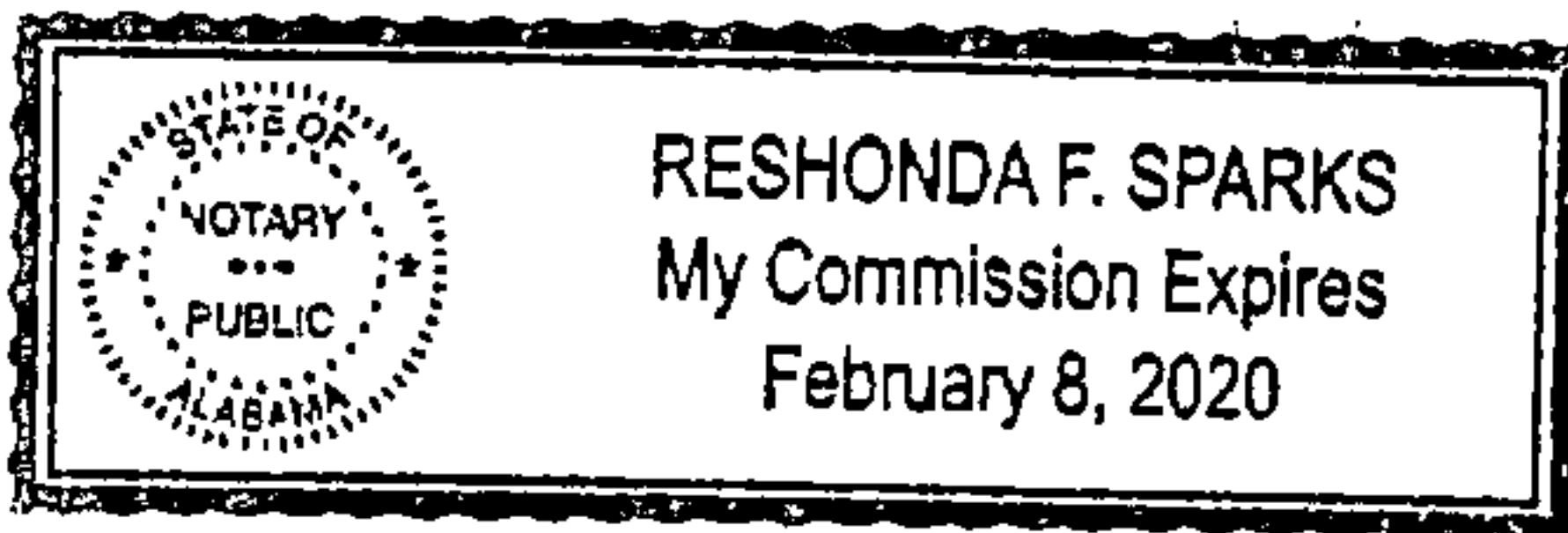


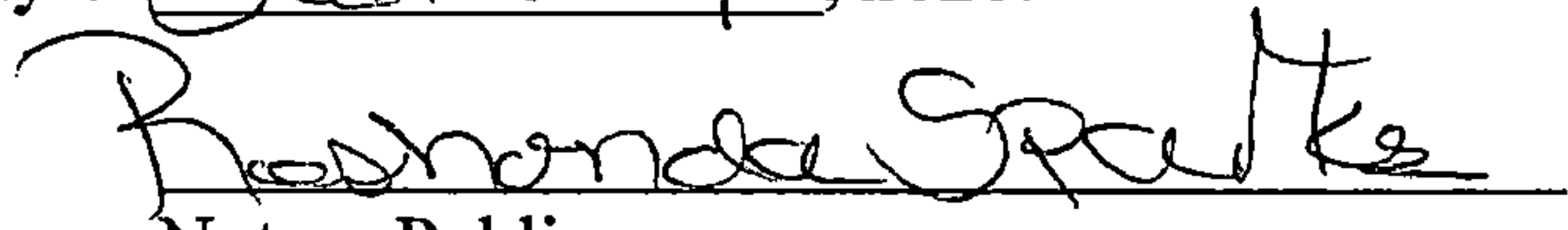
Barbara G. Dickinson

STATE OF ALABAMA)
COUNTY OF Talladega)

I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by **Barbara G. Dickinson**, that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

WITNESS my signature this the 22nd day of January, 2020.

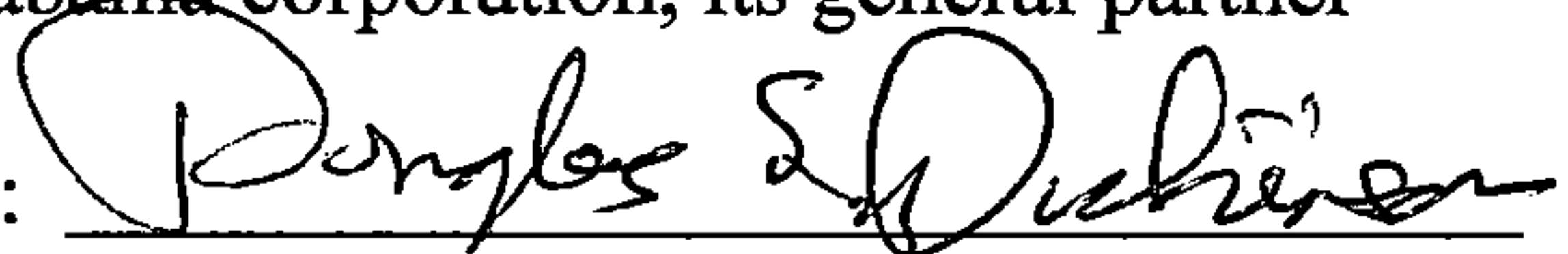



Notary Public
My Commission Expires: 2-8-20

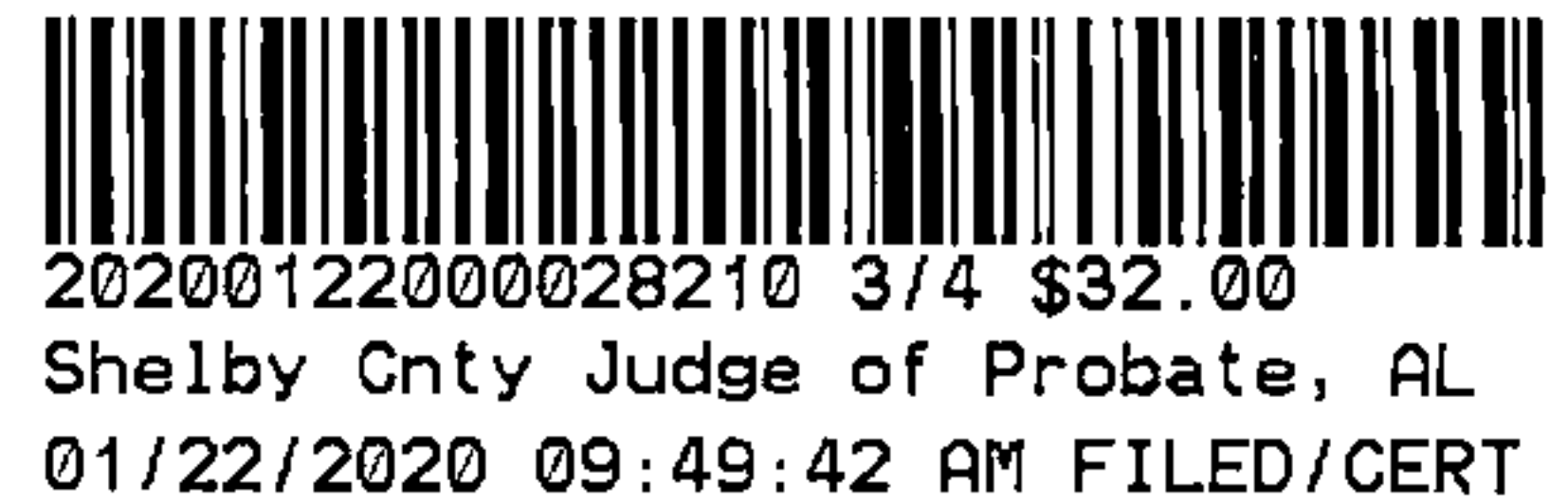
ORIGINAL GRANTEE ACKNOWLEDGEMENT

HIDDEN MEADOWS, LTD, an Alabama limited partnership

By: D & B Properties Management, Inc., an Alabama corporation, its general partner

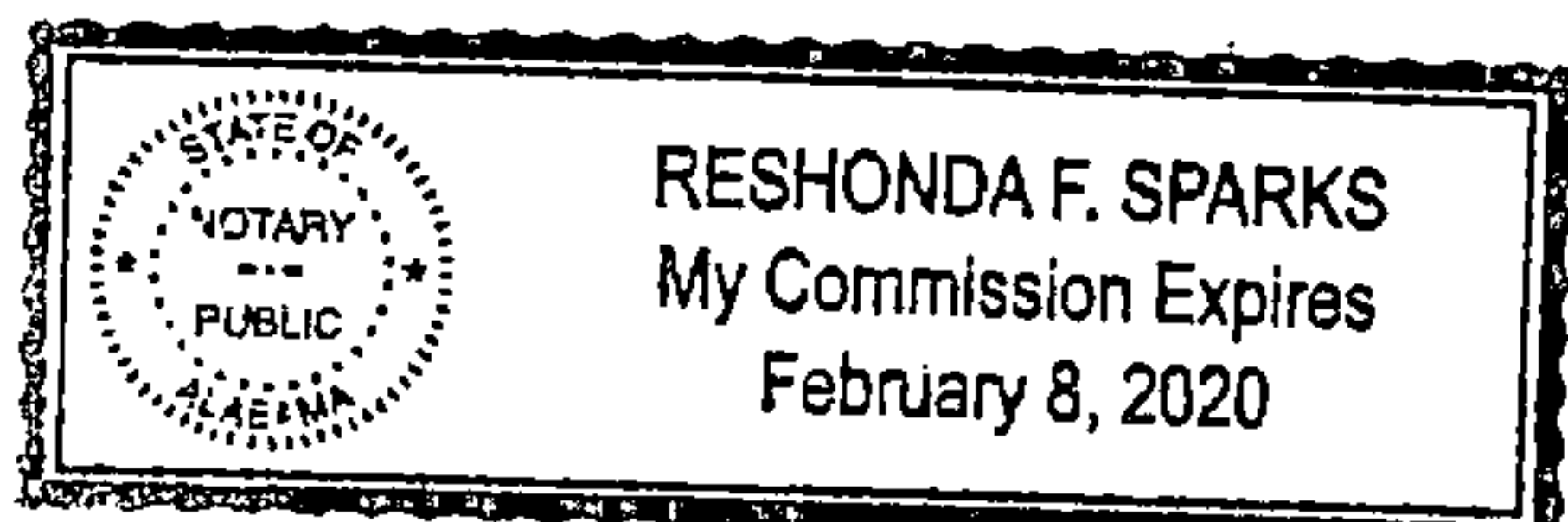
By: 
Douglas S. Dickinson, its President

STATE OF ALABAMA)
COUNTY OF Talladega)



I, a Notary Public, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by Douglas S. Dickinson, as President of D & B Properties Management, Inc., in its capacity as general partner of Hidden Meadows, Ltd., that, being informed of the contents of this instrument, he, in such capacity, executed the same voluntarily on the day the same bears date.

WITNESS my signature this the 22nd day of January, 2020.



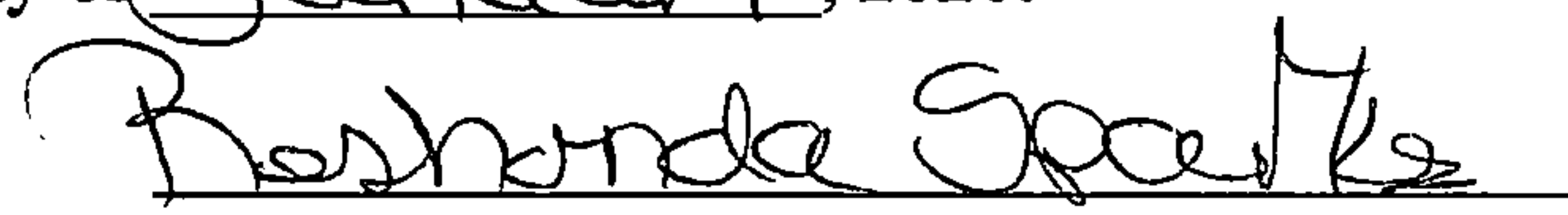

Notary Public
My Commission Expires: 2-8-20

EXHIBIT A

The SW 1/4 of SW 1/4, in Section 35, Township 17 South, Range 1 East, Shelby County, Alabama (Also shown as Tract 45, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County Alabama.)

The NE 1/4 of the NE 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama (Also shown as Tract 46, according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County, Alabama) and a parcel in SE 1/4 of NE 1/4 of Section 3, Township 18 South, Range 1 East Shelby County, Alabama, described as: Begin at NE corner of 1/4-1/4; thence run West 550 feet; thence left 90 degrees 300 feet; thence left 30 degrees 370 feet; thence left 34 degrees 397 feet to the East line of forty; thence left 117 degrees 50 minutes along forty line to the point of beginning.


The NW 1/4 of Section 2, Township 19 South, Range 1 East, Shelby County, Alabama. (Also shown as Tracts 47, 48, 51 & 52 according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County, Alabama.); and the W 1/2 of NE 1/4, of Section 2, Township 18 South, Range 1 East, Shelby County, Alabama. (Also known as Tracts 49 & 50 according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County, Alabama.)

That part of the South 1/2 of the SE 1/4 lying South of Shelby County Highway 41, less a strip 251.78 feet in width evenly off South side of SW 1/4 of SE 1/4, in Section 34, Township 17 South, Range 1 East, Shelby County, Alabama. (Also shown as Tracts 1, 2, 3, 4, 5, 6, 7, 8, 44, part of Tract 9 and part of Tract 43 according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County, Alabama.)

That part of the South 1/2 of the SW 1/4 lying South and East of Shelby County Highway 41 in Section 34, Township 17 South, Range 1 East, Shelby County, Alabama. (Also known as Tract 10, 11, 12, 13, 42 and part of Tract 9 according to the survey of Whitehead Estates as recorded in Map Book 4, page 82, in the Probate Office of Shelby County, Alabama.)

Less and except the following:

- (i) that part lying south of the North line of the plat of Isbell Estates;
- (ii) that part lying South of the North right of way line of Shelby County Highway 474;
- (iii) that part sold to Dewy and Sarah Isbell as described in Deed Book 272, Page 919, in Probate Office of Shelby County, Alabama and
- (iv) that part sold to William E. Alexander as described in Deed Book 242, Page 197, in the Probate Office of Shelby County, Alabama.


20200122000028210 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/22/2020 09:49:42 AM FILED/CERT